



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

September 1, 2021

5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Board of Zoning Appeals-Site Design

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian— *Chair, Architectural Designer*

Amanda Graham Barton, *Landscape Architect*

Jennifer DeCiantis, *Landscape Architect/Certified Arborist*

Paula Murphy, *Layperson, Previously in land Development*

Ruthie Ravenel, *Real Estate*

Kelvin Huger, *Attorney*

Jeff Webb, *Civil Engineer*

Your City of Charleston Staff are:

Eric Schultz, *Board Administrator*

Lee Batchelder, *Zoning Administrator*

Scott Valentine, *TRC Coordinator*

Bethany Whitaker, *Clerk*

The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Agenda Item #A-1

Approval of the August 4, 2021 BZA-SD Meeting Minutes.



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, JEFF WEBB,
KELVIN HUGER, PAULA MURPHY
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ

AGENDA
BOARD OF ZONING APPEALS – SITE DESIGN
AUGUST 4, 2021 5:00 P.M. “virtually via Zoom Webinar”

A. Review of Minutes and Deferred applications from APP. NO. 2108-04-A1
previously advertised BZA-SD agendas. For information call 843-724-3765.

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 5 AGAINST 0

2. 75 CHADWICK DRIVE(South Windemere) APP. NO. 2108-04-A2
(TMS#421-09-00-019)

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Owner: Thomas & Courtney Wagoner
Applicant: Elizabeth Pope
Zoned SR-1

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred by the applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

3. FENWICK HALL ALLEE(Johns Island) APP. NO. 2108-04-A3
(TMS#346-00-00-260)

Request a variance from Sec 54-327 to allow the removal of 15 grand trees.
Request a special exception from Sec 54-327 to allow the removal of two grand trees.
Owner: AMH Development, LLC
Applicant: AMH Development
Zoned PUD

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred by the applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

BOARD OF ZONING APPEALS—SITE DESIGN/AUGUST 4, 2021
PAGE 2

B. New applications.

1. 2620 CLEMENTS FERRY ROAD(Cainhoy) APP. NO. 2108-04-B1
(TMS#271-00-01-035)

Request a one-year extension of two variances granted by the Board on June 5, 2019.
Request a variance from Sec 54-327 to allow the removal of 48 grand trees.
Request a variance from Sec 54-330 to allow a reduced impervious construction setback
near the bases of 13 grand trees.
Owner: Cato Ad Holdings, LLC
Applicant: SeamonWhiteside + Associates
Zoned GB

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with Staff recommendations and conditions: Extend the previous
approval for one-year to 6/5/22.

MADE BY: P.Murphy SECOND: A.Barton VOTE: FOR 5 AGAINST 0

2. 2310 HENRY TECKLENBURG DRIVE(W. Ashley) APP. NO. 2108-04-B2
(TMS#309-00-00-262)

Request a variance from Sec 54-327 to allow the removal of six grand trees.
Request a special exception from Sec 54-327 to allow the removal of one grand tree.
Owner: Dominion SC
Applicant: Forsberg Engineering & Surveying, Inc.
Zoned PUD

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with Staff recommendations and conditions:
1. Must plant 151 caliper inches of native canopy trees on the project site;
landscape plan to be approved by both DRB (sites only) and TRC.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must maintain as many non-grand trees as possible in the narrow strip
adjacent to the CWS access easement and project elements.
4. Must have a Certified Arborist treat and prune all protected and grand
trees to be preserved on the site.
5. The site plan is to be further developed to satisfy the other requirements
of the PUD.
6. Provide a landscape plan to be approved by both DRB and TRC.

MADE BY: J.Webb SECOND: P.Murphy VOTE: FOR 5 AGAINST 0

3. CENTRAL PARK ROAD(James Island) APP. NO. 2108-04-B3
(TMS#340-03-00-007)

Request a special exception from Sec 54-327 to allow the removal of one grand tree.
Owner: Central Park Road, LLC
Applicant: Lesemann & Associates, LLC
Zoned SR-1

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

BOARD OF ZONING APPEALS—SITE DESIGN/AUGUST 4, 2021
PAGE 3

MOTION: Deferral.

MADE BY: A.Barton SECOND: J.Webb VOTE: FOR 5 AGAINST 0

4. 70 LINE STREET(Cannonborough/Elliottborough) APP. NO. 2108-04-B4
(TMS#460-04-04-021, 022, 090-092, 100 & 102)

Request a special exception from Sec 54-327 to allow the removal of two grand trees.
Owner: The Twisted Bubble, LLC
Applicant: LS3P
Zoned GB-A

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

In accordance with the Americans with Disabilities Act, people who need alternative formats,
ASL (American Sign Language) interpretation or other accommodation please contact
Janet Schumacher at (843) 577-1389 three business days prior to the meeting.

Agenda Item #A-2

75 CHADWICK DRIVE
(South Windemere)

TMS # 421-09-00-019

Request a variance from Sec 54-327 to allow the removal of two grand trees.

SR-1



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 7, 2021

Property Address: 75 Chadwick Drive, Charleston, SC 29407 TMS # 421-09-00-019

Property Owner : Thomas and Courtney Wagoner Daytime Phone 706-829-9956

Applicant : Elizabeth Pope Daytime Phone 803-920-4618

Applicant's Mailing Address: 164 Market Street, #264 Charleston, SC 29401

_____ E-mail Address : epopelandscaparchitect@gmail.com

Relationship of applicant to owner: landscape architect

Zoning of property: SR-1

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES or** ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Elizabeth Pope Date 5-27-2021

For office use only

Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

I am requesting the removal of two trees considered grand by the City of Charleston. One is a 28" bald cypress tree. The trunk of this tree is less than one foot from the main water line and seventeen feet from the house foundation. Bald cypress trees are known for their above ground, knotty knee, aggressive, spreading, root habit. This extensive system is going to cause damage to the water line and house foundation very soon. In the past year I have already had one client have to replace their water line after a bald cypress root cut through their water line. I would like to prevent seeing this again. Bald cypresses are beautiful trees. But, they are not meant for small neighborhood gardens. Please see the photos of the above ground roots and proximity to the water line. The second tree is a 31" bradford pear. It is in failing health. James Critikos, an arborist, has urged for the tree to be immediately removed. Both trees have also been detrimentally cut by Dominion Energy for the power lines. Please see the letter attached.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, September 1, 2021

ITEM A 1

75 Chadwick St

(South Windermere)

TMS# 421-09-00-019

ZONED SR-1

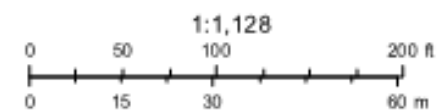


 Subject Property

75 Chadwick Drive



June 30, 2021









existing bradford pear tree in bad health



existing bradford pear tree's splitting bark



existing bradford pear tree's weakened center union



existing bald cypress tree and bradford pear tree seen cut by Dominion Energy



blue marks show knee roots from bald cypress tree. water line is directly below these knee roots.



existing bald cypress tree as seen in close proximity to main water line



existing bald cypress tree and bradford pear tree seen cut by Dominion Energy

James Collins
ISA Certified Arborist SC-05729
25 Parkwood Avenue
Charleston, SC 29405
843-405-2166

COMMENTS

Mr. and Mrs. Waggoner
25 Chadsboro Drive
Charleston, SC 29407
843-405-0678

At the request of Mrs. Elizabeth Pope, landscape architect, a residential site and plant survey was conducted in the center of Mr. and Mrs. Waggoner's property. This site is located 27' from their home and measures 80' DIA. A survey was conducted showing a water line running within less than a foot from the tree's main trunk and extending directly toward the trunk parallel with the sidewalk. This species is well known for developing numerous knees surrounding the entire tree and are situated within a foot from the base foundation. The close proximity of the tree clearly indicates further extensive damage will occur to the underground plumbing. This tree has added dangerous function and it is no longer suitable to adapt or thrive in this restricted area. I highly recommend Mr. and Mrs. Waggoner to contact the City of Charleston and ask permission to remove.

To the right of this Cypress is an existing Bradford Pear, 30' DIA, in decline. Its overall health has significantly declined over the years due to various factors including attacks with the effect of weakening the union of many other limbs. This mature tree has been forced to maintain a large section of the trunk of the tree to provide safety and clearance for both the power lines and the water high power lines which serve the entire community. This tree is well known for splitting, collapsing due to its magnitude and its condition is likely to be hazardous as well as a fire hazard due to its condition. In addition, its roots could damage the sewer or water lines running toward Chadsboro Drive. The removal of this Bradford Pear is highly advisable and action should be taken for a replacement.

Sincerely,

James Collins

James Critikos
ISA Certified Arborist SO-6572A
29 Parkwood Avenue
Charleston, SC 29403
843-693-3184

05/20/2021

Mr. and Mrs. Wagoner
75 Chadwick Drive
Charleston, SC 29407
803-920-4618

At the request of Mrs. Elizabeth Pope, landscape architect, I inspected a large and vibrant 60' tall Bald Cypress planted in the center of Mr. and Mrs. Wagoner's front yard. This tree is located 17' from their home and measures 28" DBH. A survey was conducted showing a water line is running within less than a foot from the tree's main trunk and extends directly towards the home parallel with the sidewalk. This species is well known for displaying numerous knees surrounding the entire tree and are evidenced within a foot from the home foundation. The close proximity of the tree clearly indicates further extensive damage will occur to the underground plumbing. This tree has indeed outgrown its function and it is no longer suitable to adapt or thrive in this restricted area. I highly recommend Mr. and Mrs. Wagoner to contact the City of Charleston and seek a permit for its removal.

To the right of this Cypress an enormous Bradford Pear, 31" DBH, is in decline. Its overwhelming size has split and cracked bark at various locations around branch attachments with the effect of weakening the unions of many outer leads. This massive tree has even forced Dominion to cut away a large section of the reach of the tree to provide safety and clearance from both the lower telephone line as well as the upper high-power lines which service the entire community. This tree is well known for splitting, collapsing due to its magnitude and it is certainly a liability to the homeowners as well as to the entire structure of their residence. In addition, its demise could clearly destroy some or all of existing utilities extending towards Chadwick Drive. The removal of this Bradford Pear is highly advisable and action should be pursued in a timely manner.

Sincerely,



James Critikos



1000 Johnnie Dodds Blvd., STE 103-327
Mt. Pleasant, SC 29464
www.origincause.us
SC COA #6262

New information

08/18/2021

Mr. Thomas Wagoner

Via email: twagoner@middlestreet.com

Re: Origin Cause #: 10-21030
Structural Inspection - Tree Root Damage
75 Chadwick Drive, Charleston, South Carolina 29407

Dear Mr. Wagoner:

Per your request, on August 16, 2021, Origin Cause LLC, completed a limited visual inspection of the residential structure located at 75 Chadwick Drive, Charleston, South Carolina. The primary emphasis of the inspection was to evaluate the foundation for existing or impending damages from Bald Cypress tree root growth.

BACKGROUND

The subject residence was a one-and-half story, wood-framed structure supported on a crawlspace foundation system. The exterior walls were clad with brick veneer and the roof was covered with asphalt composition shingles. According to Charleston County Records, the residence was constructed in 1954 and consisted of approximately 1761 square feet of finished area. Measurements and observations were completed during the inspection to identify existing construction, with photographic evidence of conditions present during the inspection retained for records. For purposes of this report, the front of the residence was referenced to face west, toward Chadwick Drive.

SITE INSPECTION OBSERVATIONS

- The Bald Cypress tree of reported concern was located approximately 20 feet to the west of the front elevation.
 - The tree had an approximate trunk diameter of 28 inches in diameter and was estimated to be approximately 60 feet tall.
 - "Knead" tree root growth was evident in sporadic locations radiating from the base of the tree, including locations within 1 foot of the front curtain wall of the crawl space and in locations up to 30 feet away from the base.
 - A water meter was observed to be in close proximity to the tree and perpendicular alignment with the front of the residence revealed an estimated water line location within 1 foot of the tree base.

- The brick curtain wall around the crawl space was one-wythe thick.
 - No cracking or separation was observed to the masonry or mortar within the curtain wall facing the Bald Cypress.
 - At elevations above the curtain wall, no cracking or separations were evident in the masonry or mortar.
 - Plastic vapor barrier installation within the crawlspace prohibited observation of the earthen ground behind the curtain wall.
- The interior bedroom in closest proximity to the Bald Cypress is currently utilized as a nursery. No displacement or significantly unlevel conditions were noted in the flooring of the nursery under cursory inspection.

ANALYSIS AND CONCLUSIONS

No evidence of current structural damage to the residence from Bald Cypress tree root growth was observed during the site inspection. However, the following conditions were also noted; inherent moist soil conditions prevalent at the property due to proximity to coastal waters and low elevations; existing knee growth at locations near the structural foundation and at distances further away than the measured distance between the tree base and the closest foundation; typical Bald Cypress aggressive root growth patterns. Given these conditions and our professional experience, we opine that it is **highly probable** that the future tree root growth will push up beneath or against the foundation wall and cause damage to the structure and/or damage to the utility lines providing service to the residence. To abate future property damages, it is our recommendation that the tree be removed.

The conclusions contained within this letter are based on experience and statements provided by others. Should additional information become available or discovered, we reserve the right to amend, alter, or change the letter as warranted by the additional information.

Kind Regards,



Casey A. Sams, P.E.
Origin Cause LLC



Digitally signed by Casey A. Sams, PE
DN: OU=Origin Cause, O=Origin Cause LLC, CN="Casey A. Sams, PE", E=cas@origincause.us
Reason: I am the author of this document
Location: Home Office
Date: 2021-08-18 16:07:06
Foxit PhantomPDF Version: 9.5.0

New information



Knee roots are popping up at the water line. It was unsuccessful exposing the water line as the tree roots have wrapped around the water line making it unsuccessful to expose the pipe itself.

hatch indicates area containing bald cypress tree "knee" roots above ground

chadwick drive
50' R/W



Knee roots within one foot of the front house curtain wall



Note:

- = red in color marks demolition
- = area containing bald cypress roots

The Wagoner Residence
755 Chadwick Drive
Chadwick, South Carolina 29407

existing site plan

sheet 1



Date: 03-18-21
Rev: 04-08-21
Rev: 04-29-21
Rev: 05-21-21
Rev: 05-17-21



Robert Pope Landscape Architects, LLC
144 Market Street, # 204
Chadwick, SC 29401
• 803.903.4618
• r.pope@robertpope.com

Agenda Item #B-1

20 EHRHARDT DRIVE
(Medical District)

TMS # 460-15-01-017, 023-027

Request a variance from Section 54-327 to allow the removal of two grand trees.

Request a special exception from Section 54-327 to allow the removal of two grand trees.

Request a variance from Section 54-327 to omit the 15 protected trees per acre requirement.

Zoned LB



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: September 1, 2021

Property Address 20 Ehrhardt Street TMS # 460-15-01-023 and -024
-025, -026, -027

Property Owner The Medical University of SC Daytime Phone _____

Applicant Waldron Engineering and Construction, Inc. - ATTN: Michael Mark Daytime Phone 603-772-7153 x 113

Applicant's Mailing Address 37 Industrial Drive, Suite G-1, Exeter, NH 03833

E-mail Address MMark@waldron.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineering - Representative

Zoning of property LB

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES** or ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

n/a ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Michael L. Mark Michael L. Mark Date July 30, 2021

For office use only

Date application received _____ Time application received _____
 Staffperson _____ Fee \$ _____ Receipt # _____

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Request variance to section 54-327 to remove two (2) grand trees AND remove protected tree preservation requirements

See attached narrative.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Request special excpetion to section 54-327 to allow for the removal of two (2) grand trees).

See attached narrative.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

July 30, 2021

Mr. Eric Schultz
TRC Administrator
City of Charleston Planning
2 George Street
Charleston, SC 29401

Re: MUSC Cogeneration Plant (TMS Nos. 460-15-01-023, -024, -025, -026, and -027)
Grand Tree Removal Variance/Special Exception Request
TRC Project No. Pending

Mr. Schultz:

This letter is provided to summarize the variance/special exception submittal request for the above referenced project.

Project Summary:

The project is a combined heat and power facility that will serve the bulk of the existing (and planned) MUSC campus with electrical power and steam. By cogenerating these two utility products within the same facility and recovering the waste heat that is a byproduct of the electrical power generation to reduce boiler fuel consumption, the overall efficiency that is achieved will be considerably higher than that of a conventional approach. This will not only reduce the cost of the University's energy, but will reduce the University's Greenhouse Gas Emissions as well. In addition, the facility will be capable of powering the bulk of the campus and associated medical facilities in the event of an electric utility outage, contributing significantly to the University's operating resiliency.

Site Selection:

An extensive site selection process was performed before selecting the site presented herein, for which two variances and a special exception (described below) are being requested. The attached Site Map (BZA Exhibit 0) shows the sites considered, and below is a description of the difficulties associated with each. In general, the project siting requires access to existing utility infrastructure, a footprint of nominally 200' x 100' and minimal interference with the developing Master Plan that supports the core mission of the University. At a high level, all of the sites considered were encumbered by protected trees and/or other programmatic requirements associated with the Master Planning effort that is in process. The site selected was the only feasible site for this energy facility that preserved the University's long-term plans for on-campus growth.

Option 1: Option 1 was briefly considered because of its proximity to multiple existing utilities, including an existing Substation Building across the street. However, the location contains more challenges with trees than the selected site, and it also conflicts with a planned north-south pedestrian corridor that would connect the parking garage(s) to the north with the core of the campus.

Option 2: One option considered was to expand the existing Central Energy Plant located at the intersection of Bee Street and Bravo Street. There were multiple challenges with this site. The proposed cogeneration equipment could not fit in the existing building; the existing Central Energy Plant cannot support the expected campus growth; and constructing the facility on property to the west would interfere with the City's planned stormwater drainage tunnel. In addition, this site would require public parking access beneath the facility and more critically, would be remote from the electrical infrastructure to which it must be connected.

Option 3: The "M Lot" on the east side of Courtenay Drive was considered, but a parking garage has already been designed for this location by the University. Loss of this garage would significantly impact the University's plans for the future and increase the challenge of ensuring parking for the growing campus. Also, the combined heat and power facility could not fit vertically on the site without encroaching on flight paths to the adjacent heliport.

Option 4: Option 4, at the intersection of Bee Street and President Street, was considered briefly. However, this would locate the plant directly on Bee Street, a busy public thoroughfare; the site is also more remote from critical utility interconnections; and existing green space at this location would be lost. This location also contained a total of four (4) grand trees and two larger protected trees, all having a health of "Grade B".

Variance/Special Exception Request:

The site selection process identified above limited the location of the cogeneration plant to the site currently proposed on MUSC's campus. The project team has worked to minimize the overall footprint to comply with applicable zoning and stormwater requirements. A total of four (4) grand trees are currently being proposed for removal.

The proposed project area only contains two (2) protected trees. As such, a variance request to meet tree protection/preservation requirements identified in Section 54-237.C of the Zoning Ordinance is requested.

The Client engaged Forrest Evans, ISA Certified Arborist with Natural Directions, LLC to provide a tree assessment for the project. This assessment was performed on June 7, 2021 and has been provided on the BZA Exhibit 3 and incorporated into BZA Exhibit 1 and 2. Subsequently, the city and project team performed a site visit on July 2, 2021.

Based on the above information the following variances/special exceptions are being requested to section 54-327 of the City of Charleston Zoning Ordinance and identified on BZA Exhibit 1 and BZA Exhibit 2:

- Variance Request -
 - o Grand Tree removal:
 - Tree No. 9 – 25" Live Oak – Grade "B"
 - Tree No. 10 – 25" Live Oak – Grade "C"

- Tree Protection Requirements:
 - Remove protected tree preservation requirements of fifteen (15) trees per acre and/or preservation total number of protected trees onsite.
- Special Exception Request –
 - Grand Tree removal:
 - Tree No. 7 – 22/31" Elm – Grade "C"
 - Tree No. 11 – 11/32.5" Elm – Grade "B"

Variance Test:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The site is uniquely situated between the utility electrical substation (across Bee Street to the north) and the existing University electrical distribution switchgear building (borders the project site to the south), which will enable the project to effectively "intercept" the existing electrical feeders to campus with minimal disruption, and consolidate campus electrical distribution. The existing electrical feeders are directly adjacent to the proposed site.

The site is also centrally located relative to the existing campus steam generation facilities that will be interconnected to the energy facility. Steam will be distributed from the facility to each of four existing steam plants and/or distribution lines on campus, and the central location will the size and extents of new piping infrastructure required.

2. These conditions do not generally apply to other property in the vicinity;

With regards to the electrical system, other locations would require more extensive infrastructure extensions to facilitate the necessary interconnections. Additionally, due to the nature of the development and the site selection process identified above, the site proposed provides the best opportunity to generally meet the needs of the project while otherwise satisfying local zoning requirements. The site selected was the only feasible site for this energy facility that also preserved the University's long-term plans for on-campus growth.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

The trees proposed for removal are located on the interior portions of an urban lot slated for infill. Preservation of the trees would be impossible given any proposed construction. Additionally, any trees located on the fringes of the proposed structure would be impacted during construction causing irreparable damage to the trees.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The variance and special exceptions request will not be of substantial detriment to adjacent properties since the proposed development is in conjunction with the Medical University's ongoing master planning efforts.

Mitigation Requirements:

Where possible, onsite mitigation will be provided, however, it is anticipated that a majority of the mitigation requirements specified will be fulfilled on areas within MUSC's campus outside of the project area. Locations to be determined in conjunction with the MUSC Arboretum Program.

Should you have any questions or require additional information, please do not hesitate to call me at (843) 270-3185.

Sincerely,



Cameron Baker, PE
Principal

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, September 1, 2021

ITEM B 1

20 Ehrhardt St

(Medical District)

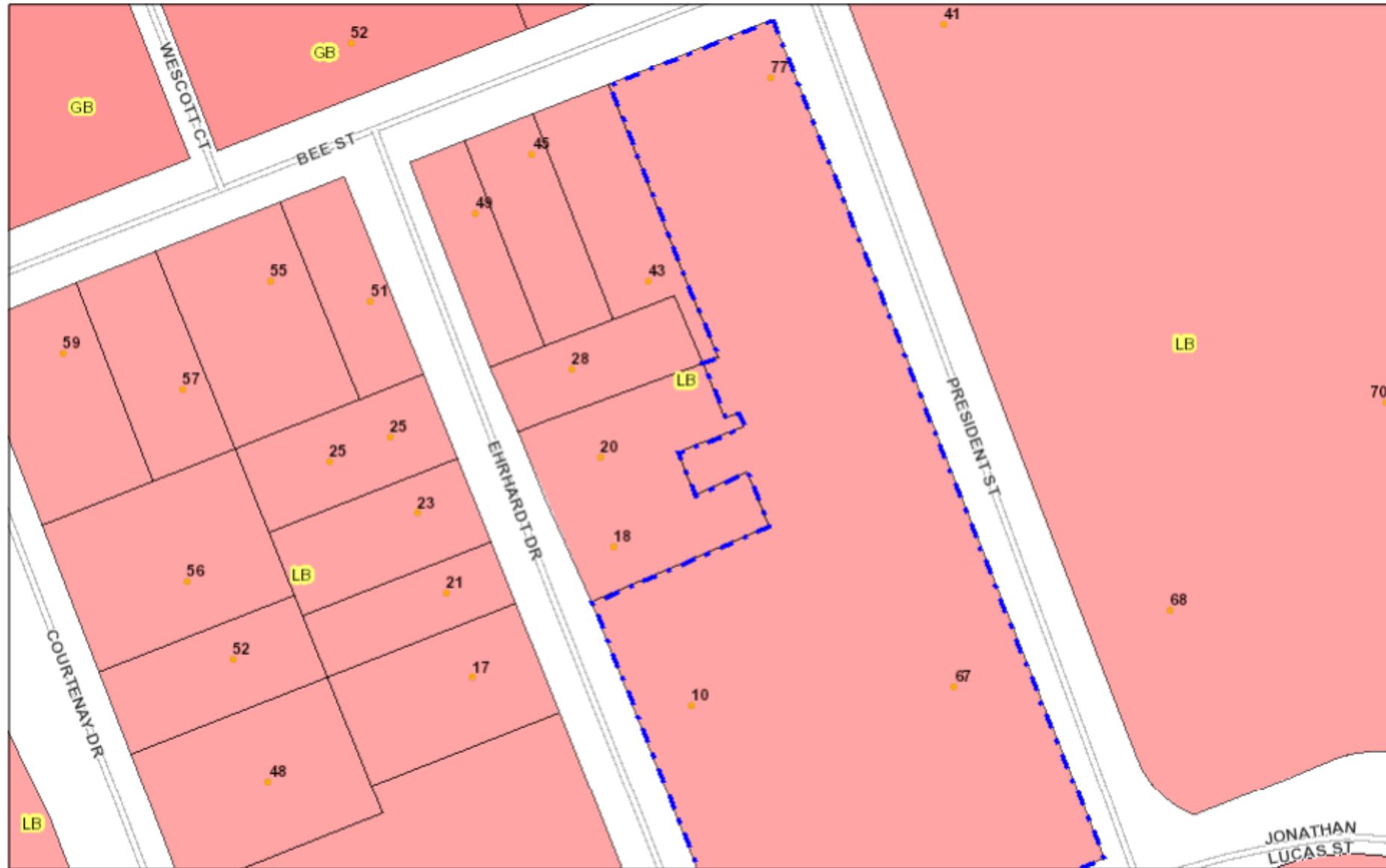
TMS# 460-15-01-017, 023-027

ZONED LB

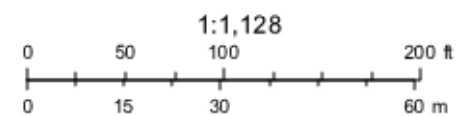


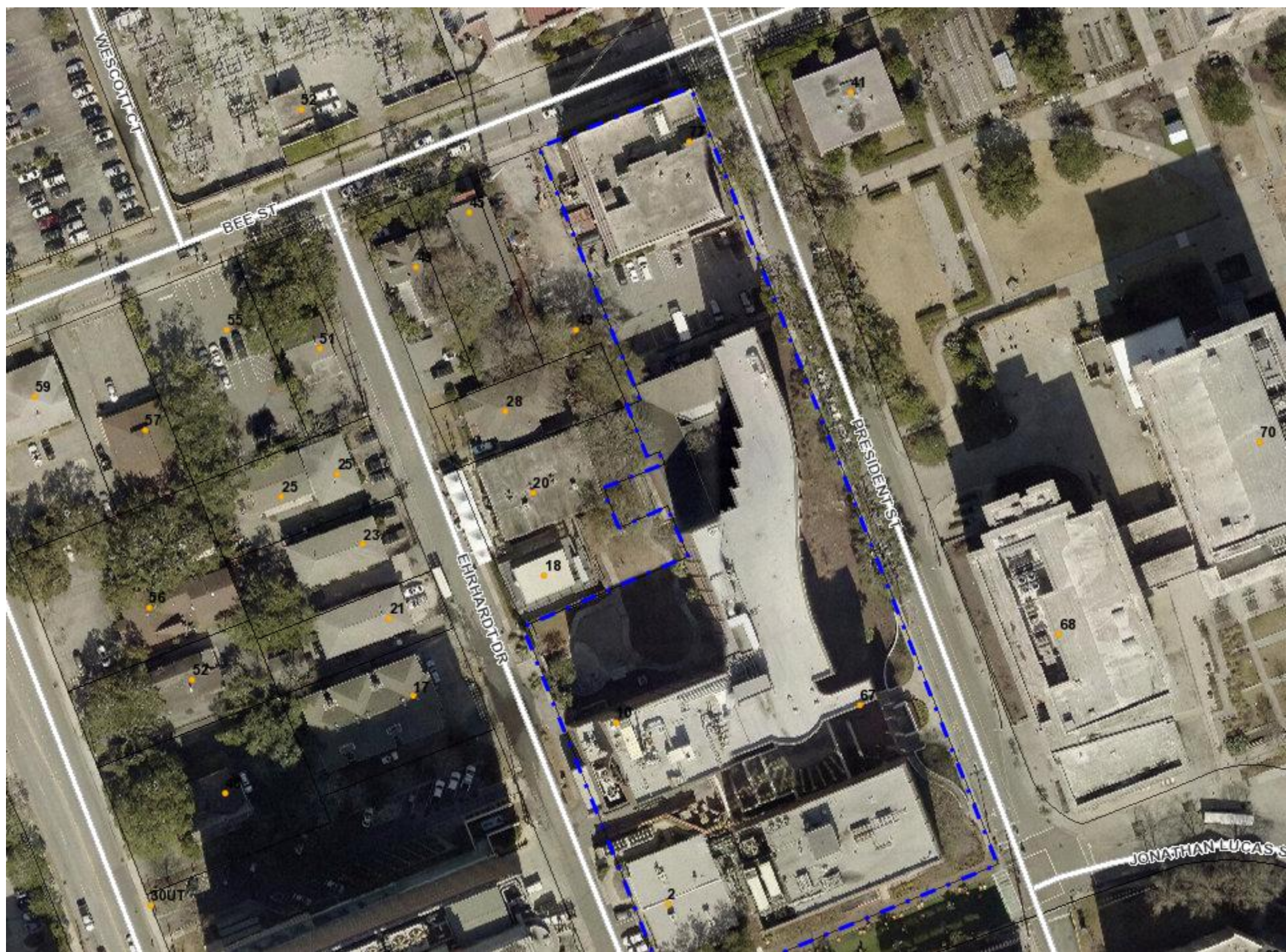
 Subject Property

20 Ehrhardt Drive



August 18, 2021



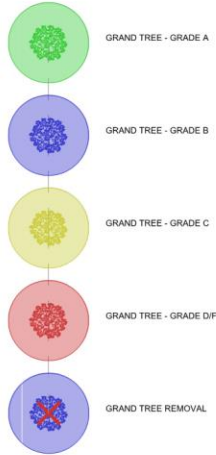




NOTES:

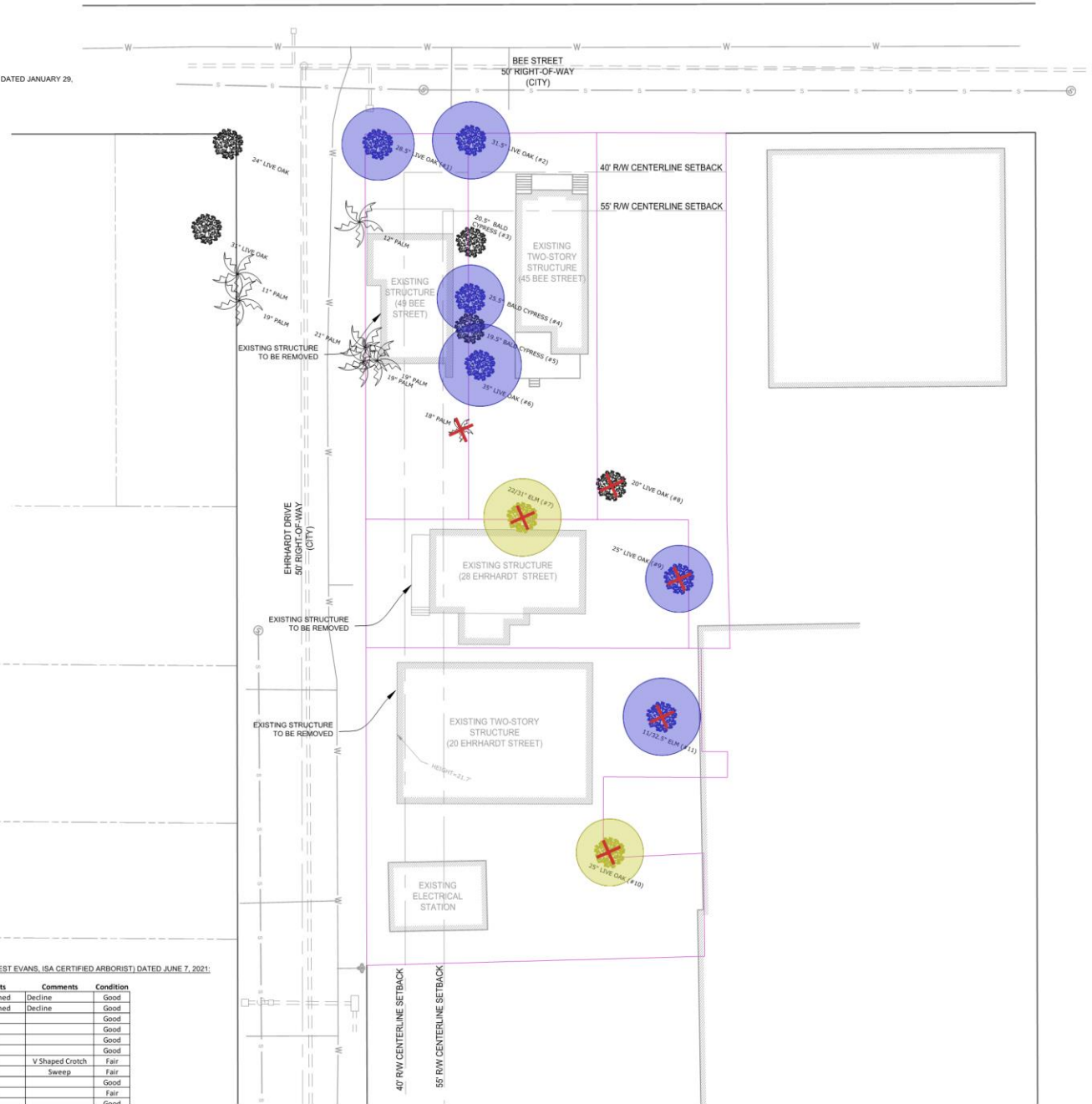
1. PROPERTY NOTES:
 - 1.1. TMS NO. 460-15-01-023, -024, -025, -026, -027
 - 1.2. JURISDICTION: CHARLESTON COUNTY, SC
 - 1.3. ZONING: LIMITED BUSINESS (LB)
 - 1.4. OVERLAY:
 - 1.4.1. OLD CITY HEIGHT DISTRICTS (80/125)
 - 1.4.2. AMUSEMENT AND RECREATION OVERLAY
 - 1.4.3. RESIDENTIAL SHORT TERM RENTAL CATEGORY
 - 1.4.4. OLD CITY DISTRICT
 - 1.5. FLOOD ZONE: AE (11" - NAVD 88) PER FEMA MAP 45019 C0512K, DATED JANUARY 29, 2021

TREE SYMBOL LEGEND:



TREE ASSESSMENT REPORT BY NATURAL DIRECTIONS, LLC (FORREST EVANS, ISA CERTIFIED ARBORIST) DATED JUNE 7, 2021:

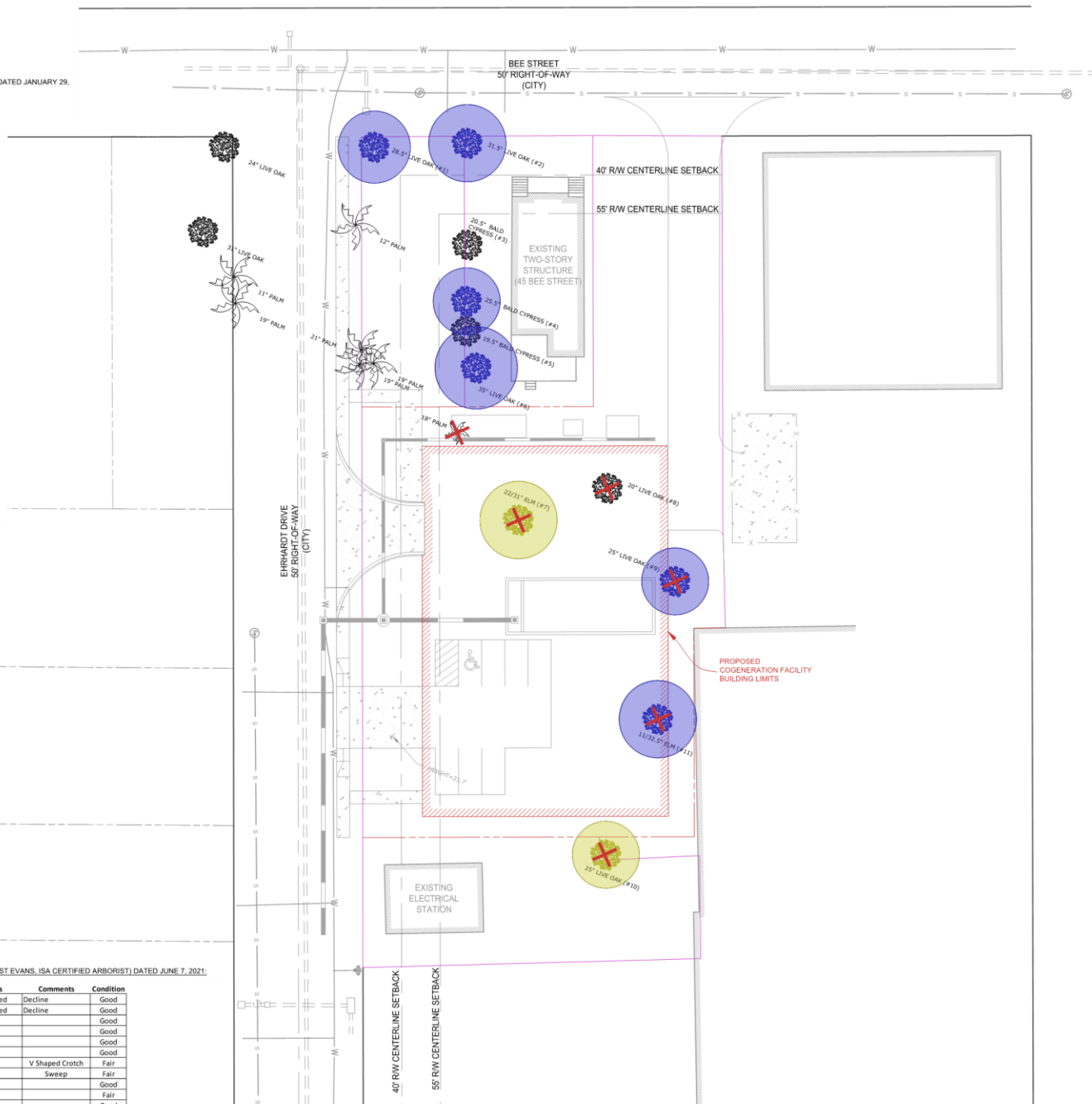
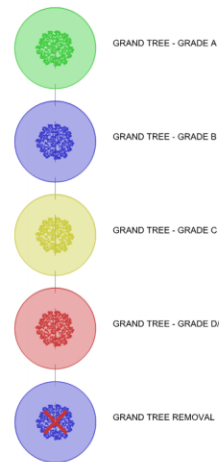
Tree Number	DBH	Species	Grade	Comments	Comments	Condition
1	28.5	Live Oak	B	Utility Pruned	Decline	Good
2	31.5	Live Oak	B	Utility Pruned	Decline	Good
3	20.5	Bald Cypress	B			Good
4	25.5	Bald Cypress	B			Good
5	19.5	Bald Cypress	B	Vines		Good
6	35	Laurel Oak	B	Decay		Good
7	22/31	Elm	C	Decay	V Shaped Crotch	Fair
8	20	Laurel Oak	C	Decay	Sweep	Fair
9	25	Laurel Oak	B			Good
10	25	Laurel Oak	C	Forked		Fair
11	11/32.5	Elm	B			Good



NOTES:

1. PROPERTY NOTES:
 - 1.1. TMS NO. 460-15-01-023, -024, -025, -026, -027
 - 1.2. JURISDICTION: CHARLESTON COUNTY, SC
 - 1.3. ZONING: LIMITED BUSINESS (LB)
 - 1.4. OVERLAY:
 - 1.4.1. OLD CITY HEIGHT DISTRICTS (85/126)
 - 1.4.2. AMUSEMENT AND RECREATION OVERLAY
 - 1.4.3. RESIDENTIAL SHORT TERM RENTAL CATEGORY
 - 1.4.4. OLD CITY DISTRICT
 - 1.5. FLOOD ZONE: AE (11' - NAVD 88) PER FEMA MAP 45019 C0512K, DATED JANUARY 29, 2021

TREE LEGEND:



TREE ASSESSMENT REPORT BY NATURAL DIRECTIONS, LLC (FORREST EVANS, ISA CERTIFIED ARBORIST) DATED JUNE 7, 2021:

Tree Number	DBH	Species	Grade	Comments	Comments	Condition
1	28.5	Live Oak	B	Utility Pruned	Decline	Good
2	31.5	Live Oak	B	Utility Pruned	Decline	Good
3	20.5	Bald Cypress	B			Good
4	25.5	Bald Cypress	B			Good
5	19.5	Bald Cypress	B	Vines		Good
6	35	Laurel Oak	B	Decay		Good
7	22/31	Elm	C	Decay	V Shaped Crotch	Fair
8	20	Laurel Oak	C	Decay	Sweep	Fair
9	25	Laurel Oak	B			Good
10	25	Laurel Oak	C	Forked		Fair
11	11/32.5	Elm	B			Good

CBAKER
ENGINEERING, LLC

843.270.3185
PO BOX 81082
CHARLESTON, SC 29416
CBAKERENGINEERING.COM

BZA EXHIBIT 2 - PROPOSED MUSC COGENERATION PLANT

WALDRON ENGINEERING & CONSTRUCTION
CITY OF CHARLESTON, SC
TMS NOS. 460-15-01-023, -024, -025, -026, -027

DESCRIPTION
TRC PRE-APPLICATION SUBMITTAL

DATE
8/22/21

REV
A

PROJECT NO.: 21.015

PROJECT DATE: JUNE, 2021

DRAWN BY: CBB

CHECKED BY: CBB

SCALE: 1" = 20'

SHEET:

BZA2

BZA EXHIBIT 3 - NATURAL DIRECTIONS TREE ASSESSMENT REPORT

Tree Number	DBH	Speices	Grade	Comments	Comments	Condition
1	28.5	Live Oak	B	Utility Pruned	Decline	Good
2	31.5	Live Oak	B	Utility Pruned	Decline	Good
3	20.5	Bald Cypress	B			Good
4	25.5	Bald Cypress	B			Good
5	19.5	Bald Cypress	B	Vines		Good
6	35	Laurel Oak	B	Decay		Good
7	22/31	Elm	C	Decay	V Shaped Crotch	Fair
8	20	Laurel Oak	C	Decay	Sweep	Fair
9	25	Laurel Oak	B			Good
10	25	Laurel Oak	C	Forked		Fair
11	11/32.5	Elm	B			Good



BZA EXHIBIT 4 - TREE IMAGES

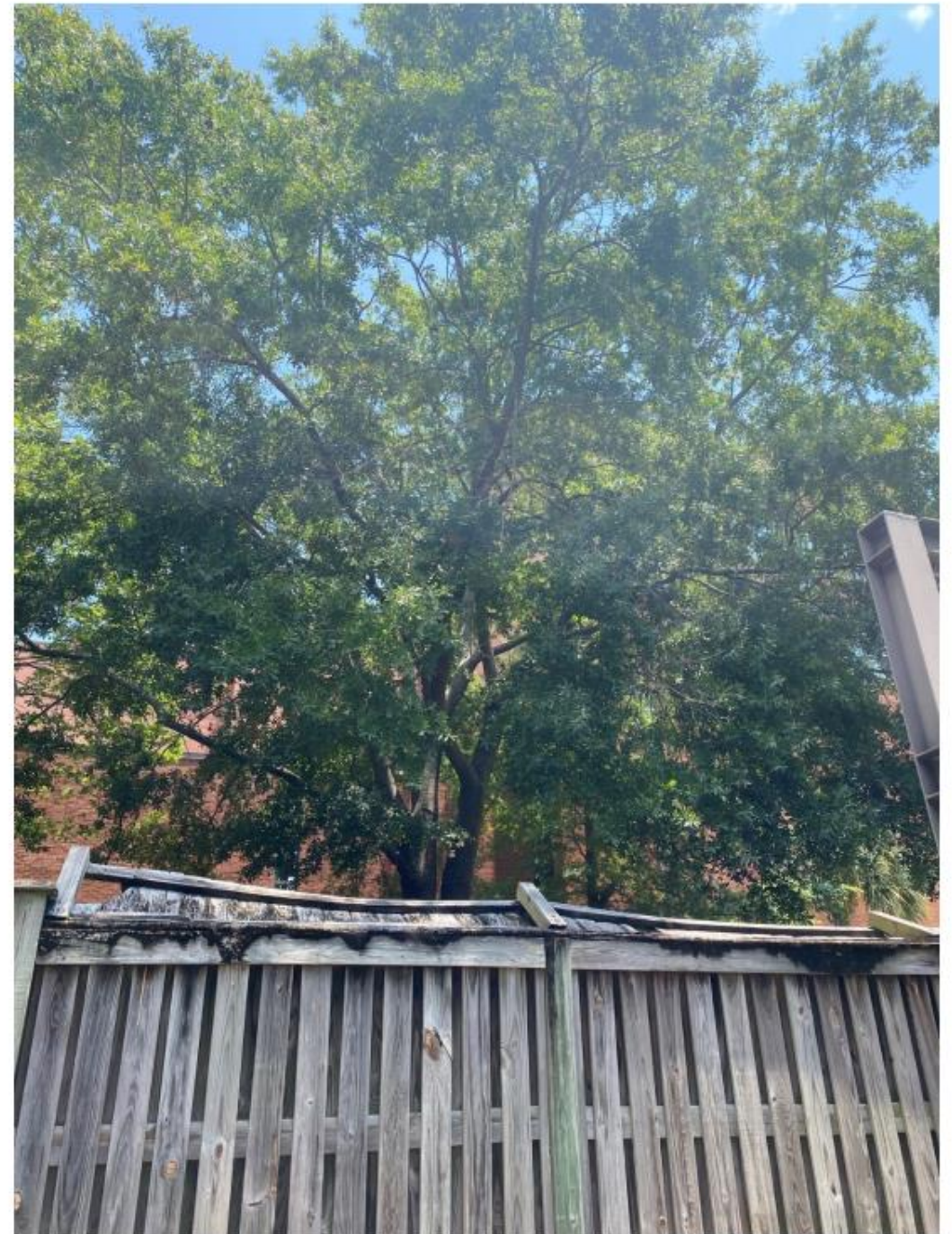
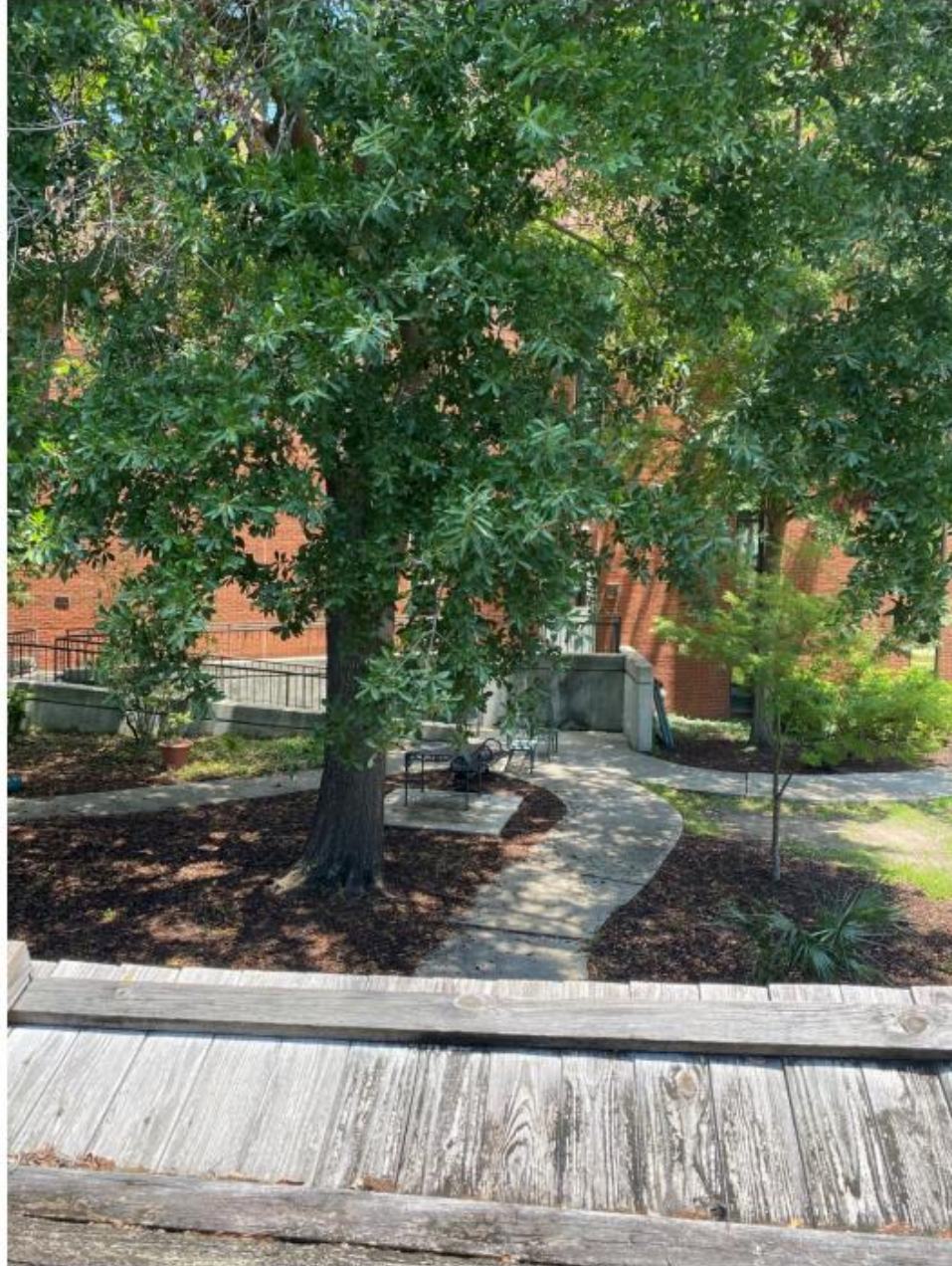
TREE NO. 7



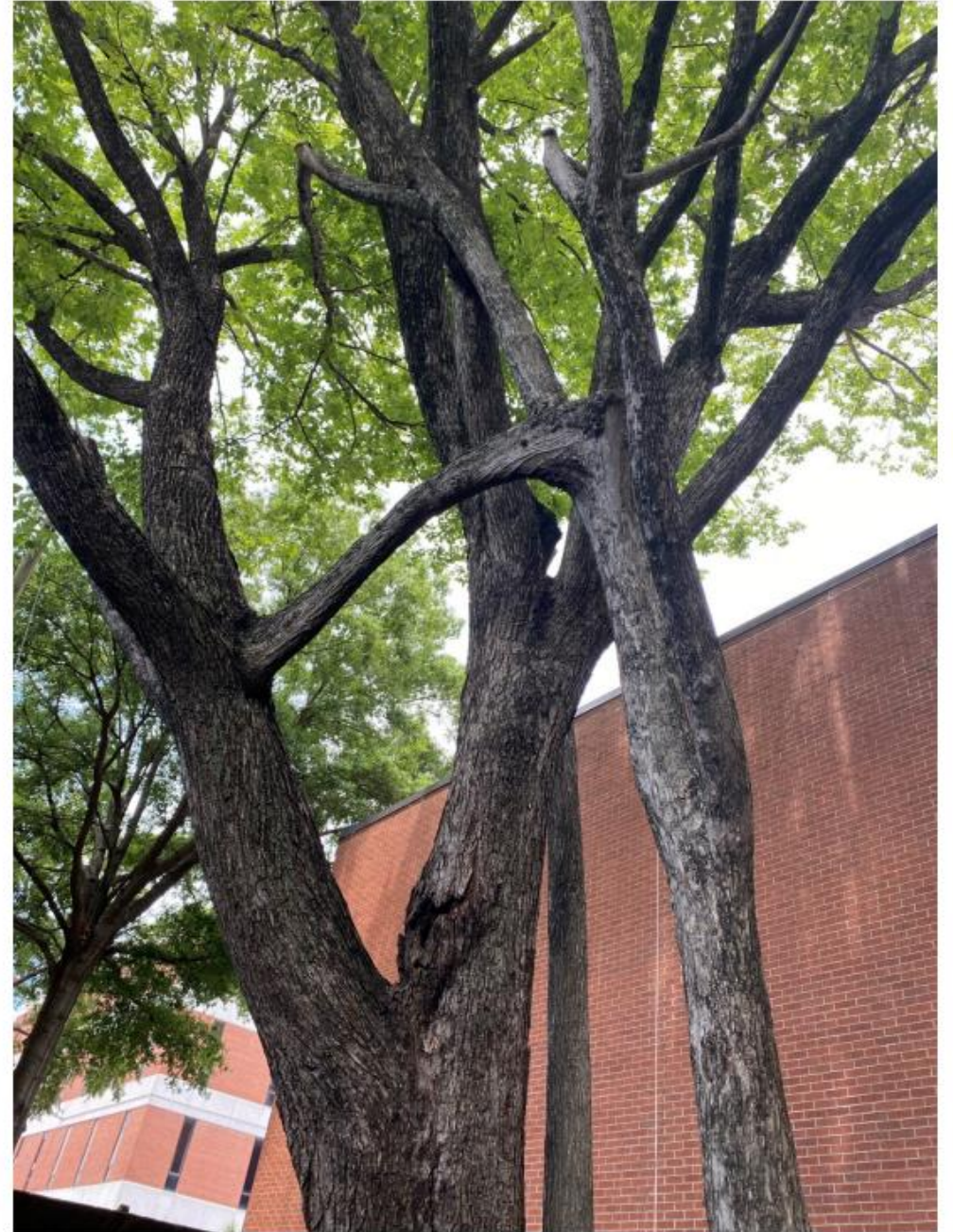
TREE NO. 9



TREE NO. 10



TREE NO. 11



Agenda Item #B-2

F STREET
(Westside)

TMS # 460-04-04-118

Request a variance from Section 54-327 to allow the removal of two grand trees.

Request a special exception from Section 54-327 to allow the removal of two grand trees.

Request a variance from Section 54-327 to omit the 15 protected trees per acre requirement.

Zoned MU-1/WH



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: September 1, 2021

Property Address 676 King Street TMS # 460-04-04-118

Property Owner City of Charleston Daytime Phone _____

Applicant Forsberg Engineering & Surveying, Inc Daytime Phone 843-571-2622

Applicant's Mailing Address PO BOX 30575, CHARLESTON, SC 29417

E-mail Address tlinton@forsberg-engineering.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Representative

Zoning of property MU1-WH

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Jerry Lint Date 8/16/2021

For office use only

Date application received _____ Fee \$ _____ Time application received _____
 Staffperson _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Applicant requests variance to section 54-327c (removal of 2 Grand trees)

Applicant also requests removal of protected trees and protection of 15

tees/acre requirement

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Special exception see 54-327 removal of 2 grand trees (2 sycamore trees)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, September 1, 2021

ITEM B 2

F St

(Westside)

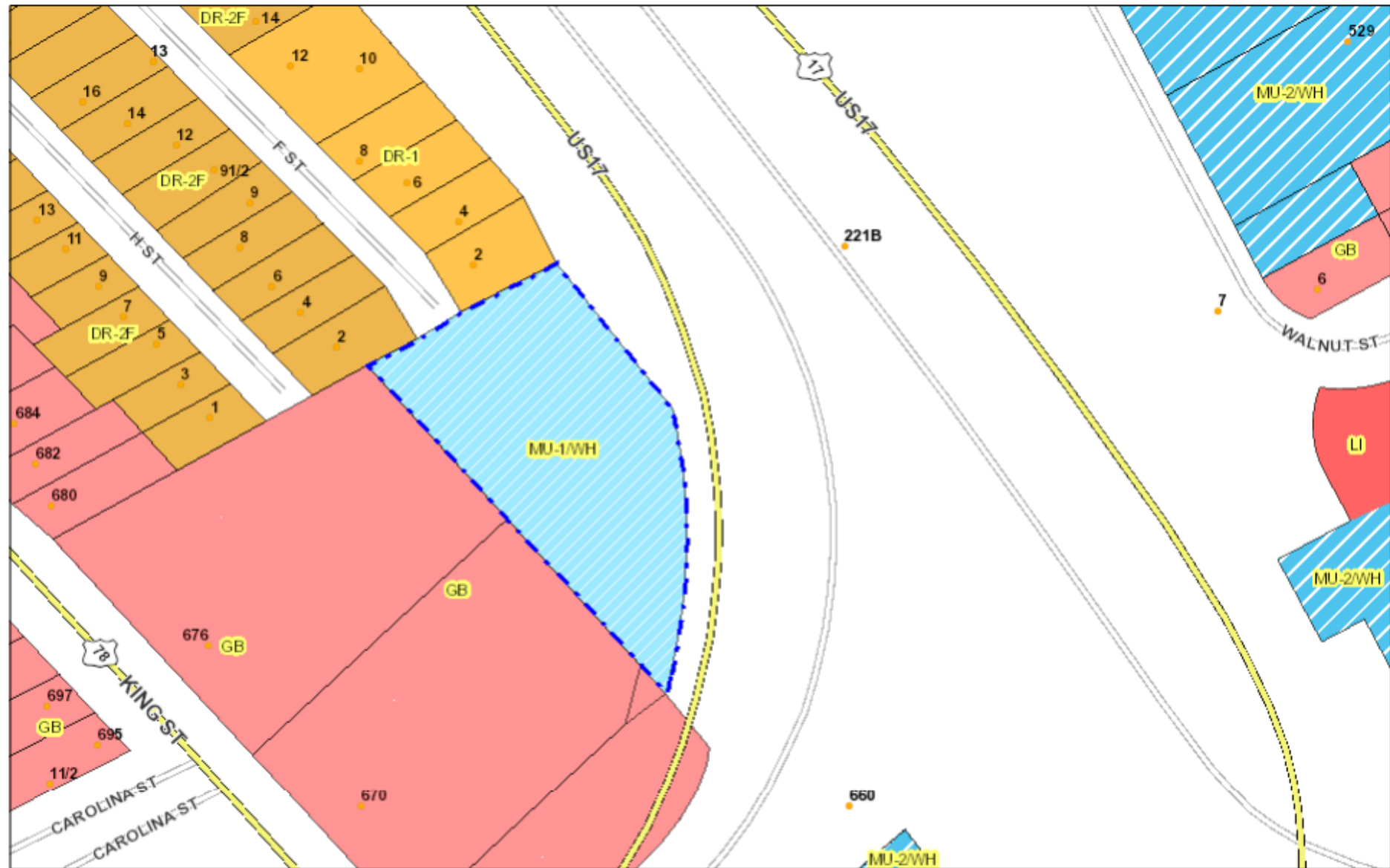
TMS# 460-04-04-118

ZONED MU-1/WH

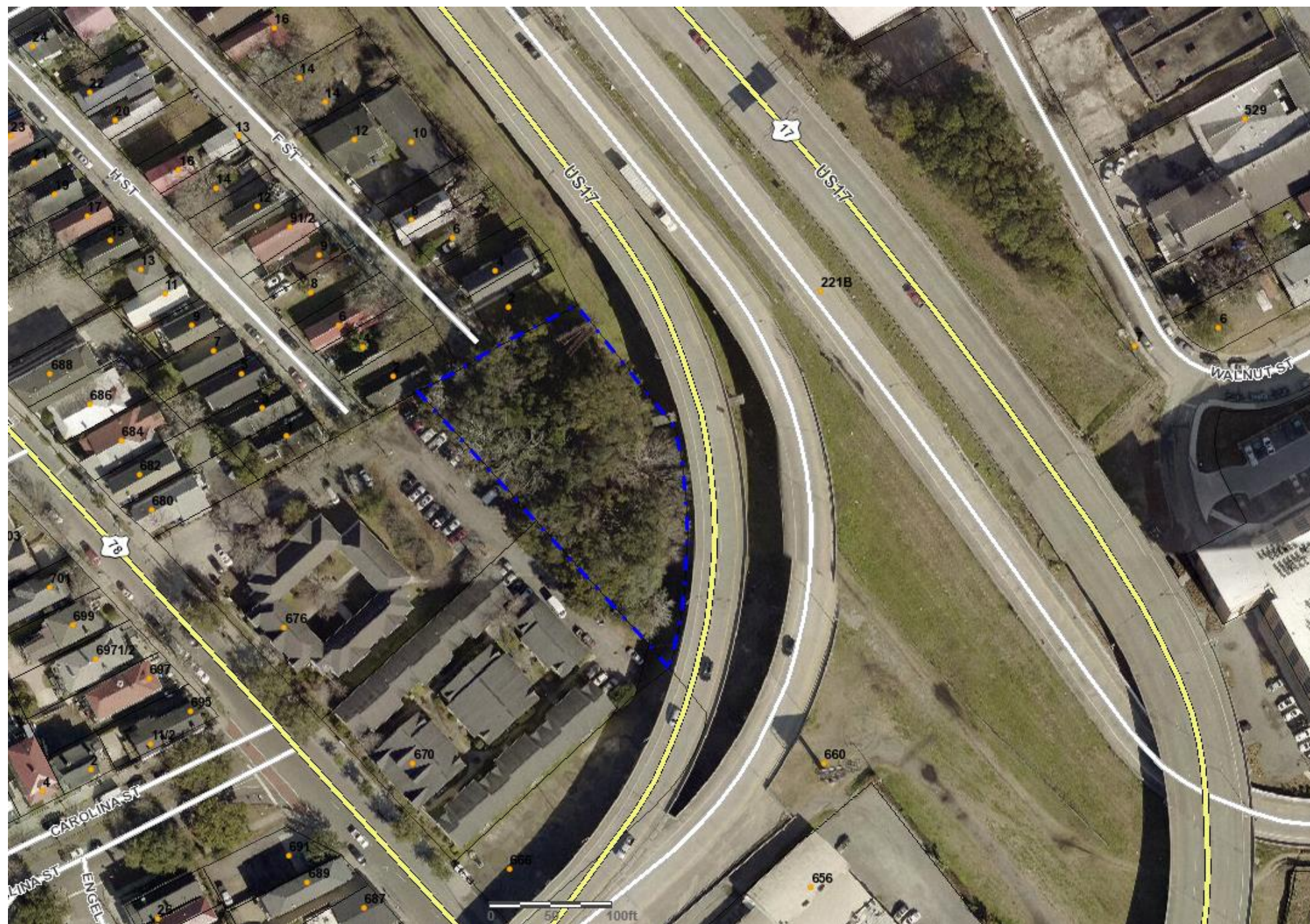


 Subject Property

F Street

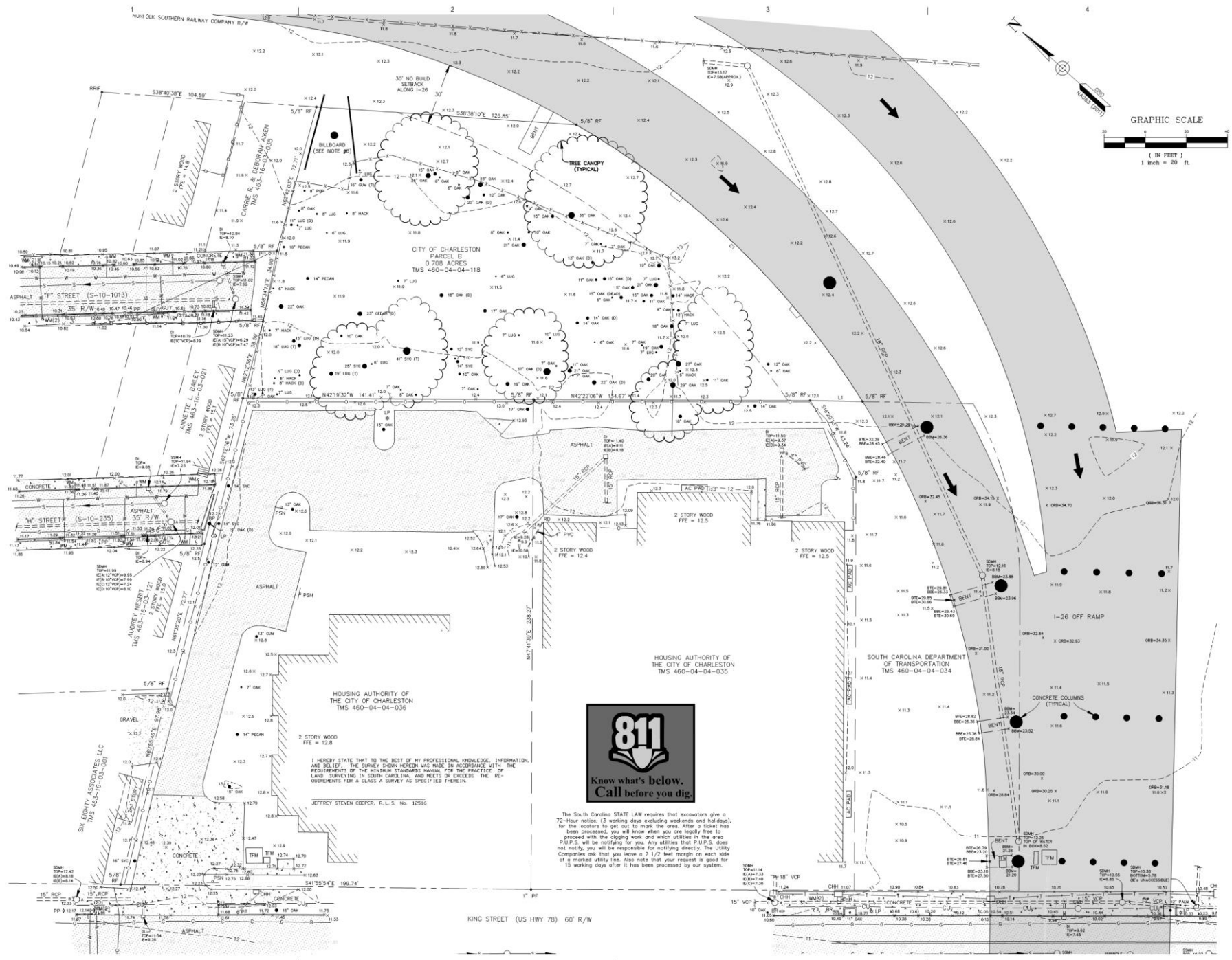


August 18, 2021









mcmillan
pazdan
smith
ARCHITECTURE



LOWLINE HOUSING PARTNERS LLC
LOWLINE AFFORDABLE HOUSING
CHARLESTON, SC

FEBRUARY 4 2021
SHEET ISSUE
NO. DATE DESCRIPTION BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: BF
DRAWN BY: CS
SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NO. PROJ. NO.
C101 020415.00

7/10/18
2/11/18



PROFESSIONAL ENGINEER AND SURVEYOR, INC.



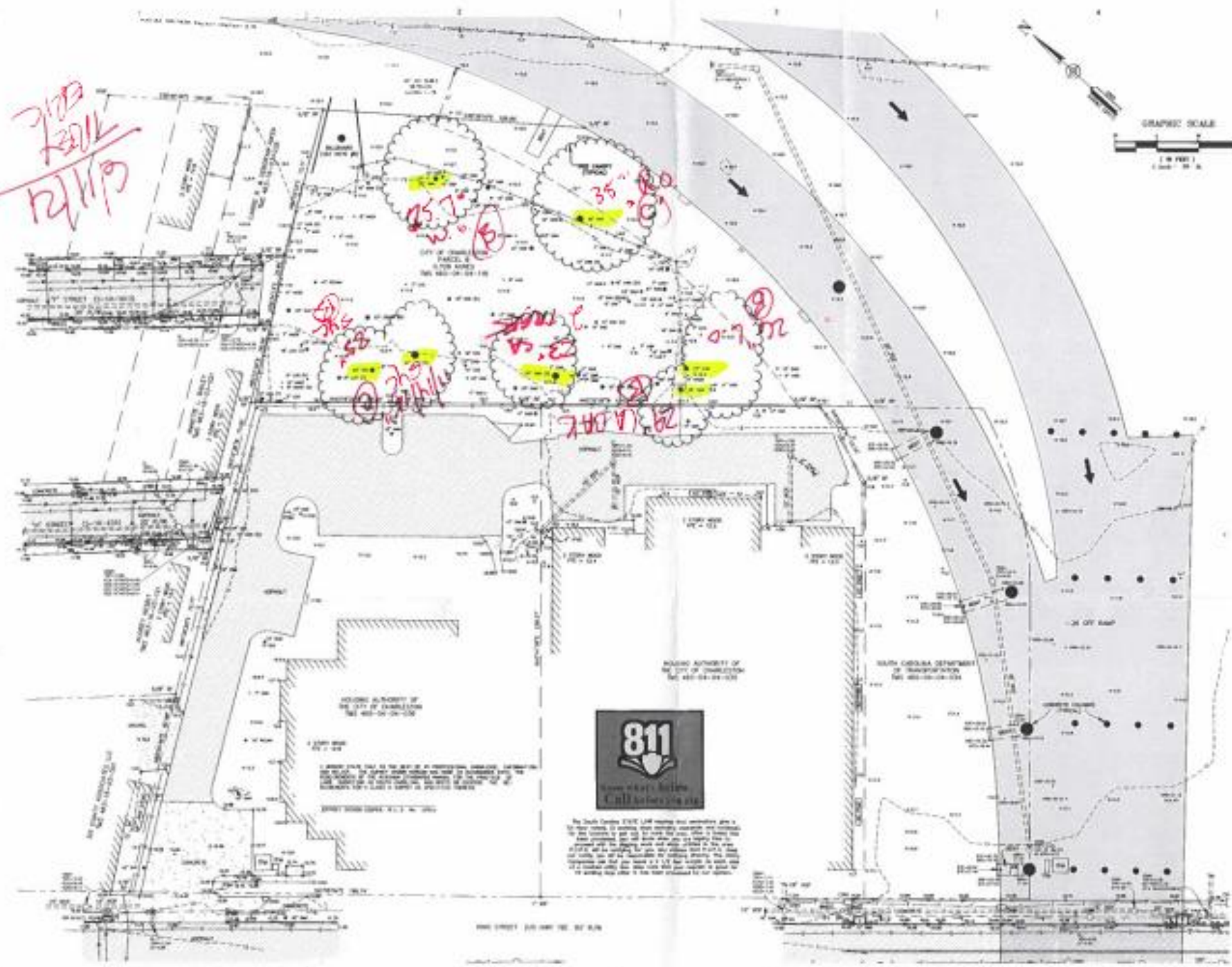
LOWLINE HOUSING PARTNERS LLC
LOWLINE AFFORDABLE HOUSING
CHARLESTON, SC

PROJECT: LOWLINE AFFORDABLE HOUSING
SHEET: C101
DATE: 07/10/18
BY: [signature]

NOT FOR CONSTRUCTION

PROJECT: LOWLINE AFFORDABLE HOUSING
SHEET: C101
TOPOGRAPHIC SURVEY

C101

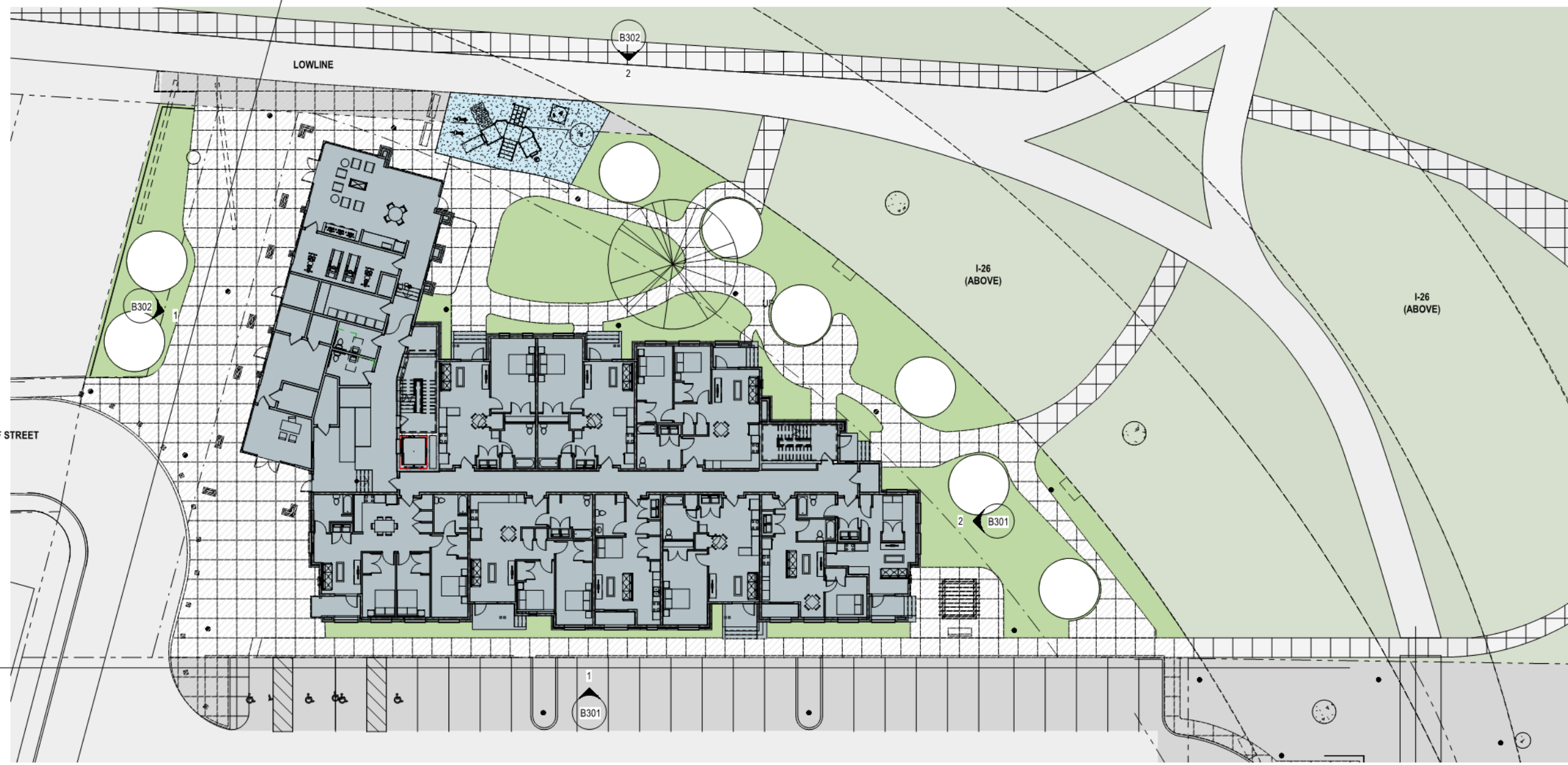


The South Carolina 811 Law requires that excavators call 811 to report any planned excavation work. This is to ensure that all underground utilities are located and marked before any digging begins. This helps to prevent damage to utilities and ensures the safety of the public. For more information, visit www.811sc.org.



4

A100A



Agenda Item #B-3

MAYBANK HIGHWAY

(Johns Island)

TMS # 279-00-00-55-057

Request a variance from Section 54-327 to allow the removal of three grand trees.

Request a special exception from Section 54-327 to allow the removal of 14 grand trees.

Request a variance from Section 54-327 to allow a reduced landscape buffer.

Zoned DR-6



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☒ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: September 1, 2021

Property Address Maybank Highway **TMS #** 279-00-00-055, 056, & 057

Property Owner Middleburg Communities, LLC **Daytime Phone** 703-291-0300

Applicant Dangerfield Engineering & Surveying, LLC **Daytime Phone** 843-509-3337

Applicant's Mailing Address 1250 Brickie Street, Orangeburg, SC 29118

E-mail Address john@dangerfieldengr.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer/Surveyor

Zoning of property DR-6

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvements comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [Signature] **Date** 8/2/2021

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Receipt # _____
Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov	

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Tree Removal Variance for 3 Grand Trees Identified on Report as (#56, #57, and #91):
 Tree Variance Request #1 (#56 Tree Report)- 39" (18'21") Red Oak, Grade D, Hollow Base, Decay, Poor Condition, Category 1
 Tree Variance Request #2 (#57 Tree Report)- 32" (9'10"/13") Post Oak, Grade D, Stump Sprouts, Poor Form, Poor Condition, Category 2
 Tree Variance Request #3 (#91 Tree Report)- 26" (8'8"/9") Live Oak, Grade C, Fair Condition, Category 1
 The site heavily wooded with 86 grand trees located within the developable area. The northern portion of the site was timbered in the late 1990s and numerous multi-trunk trees regenerated. The site went through numerous reiterations during the conceptual design to save high quality trees without the use of tree wells. The site Variance #1 & #2 allows saving the grand trees/significant trees including (23" Live Oak and 18" Laurel Oak) north and south of Pod 9 while also saving and incorporating a number of healthier and more prominent significant trees (16 significant trees) within the internal green space of Pod 9. Tree Variance #3 will allow the drive to be aligned to accommodate a green area around #79, #80, #81 without the use of tree wells and provide a stormwater detention area that utilizes the existing grade without the need for additional fill around POD 10 protected trees
 Variance to Remove 25' Type D Buffer Adjacent to SR-1 (TMS #279-00-00-018):
 We have included a copy of the National Wetland Inventory maps identifying the area adjacent to the northern boundary line as being wetlands. This area is located within the Stormwater Special Protection Area and the fill of these wetlands would not be practical. In addition, the buffer is being required by ordinance due to the development being considered multi-family. Although Middleburg Communities product falls within the multi-family classification it is a unique concept that utilizes single-family cottages and two story townhomes that have single-family atmosphere. Reduction of the buffer will also minimize the impact to the grand trees.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Tree Removal Special Exception:
 Special exception to remove trees #8, #16, #22, #55, #66, #73, #74, #77, #78, #82, #92, #93, #100, & #103
 The site is heavily wooded with 86 grand trees located within the developable area. The northern portion of the site was timbered in the late 1990s and numerous multi-trunk trees regenerated. The site went through numerous reiterations during the conceptual design to save high quality trees without the use of tree wells. The special exception to remove these trees will allow higher quality significant trees to be saved, allow site configuration to reduce impacts to higher quality grand trees, and allow site grading to prevent the use of tree wells

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS SITE DESIGN

City of Charleston

Wednesday, September 1, 2021

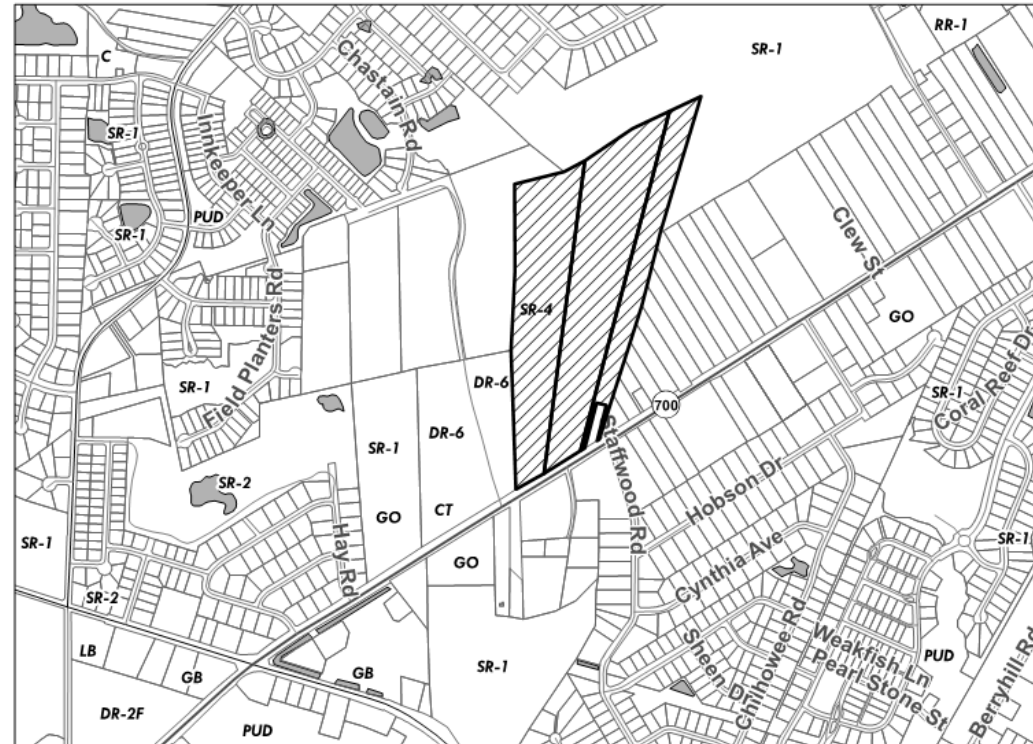
ITEM B 3

Maybank Hwy

(Johns Island)

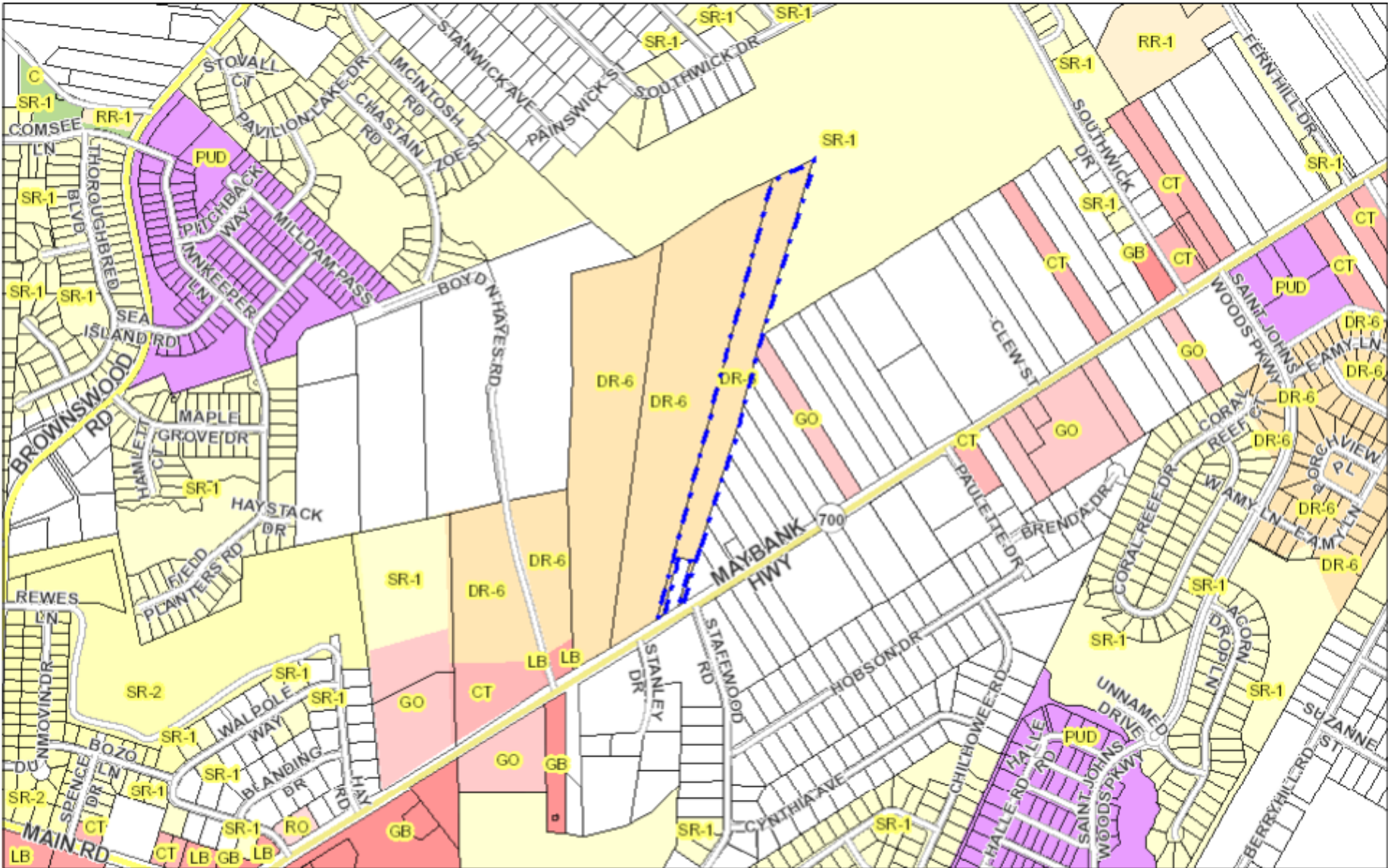
TMS# 279-00-00-055-057

ZONED DR-6



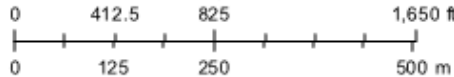
 Subject Property

Maybank Highway



August 18, 2021

1:9,028



Hamlet at Maybank

1994 Aerial Photo

Legend

Google Earth

Image U.S. Geological Survey



1000 ft

Hamlet at Maybank

2003 Aerial Photo

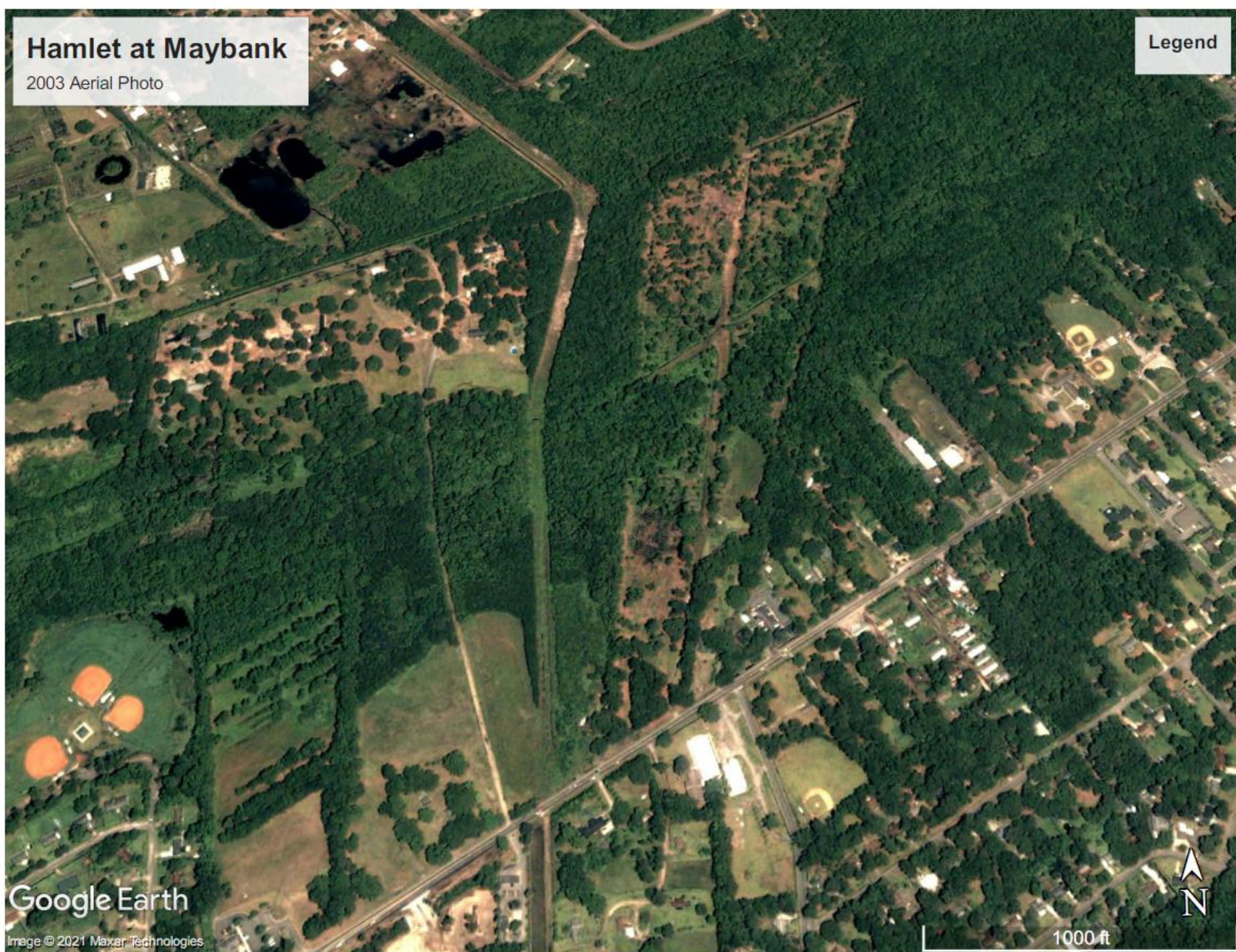
Legend

Google Earth

Image © 2021 Maxar Technologies



1000 ft





July 20, 2021

- Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine
- This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
- National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

TMS No. 279-00-00-055, 056, & 057
MAYBANK HIGHWAY
CITY OF CHARLESTON
CHARLESTON COUNTY, SC

MAYBANK HIGHWAY

**CITY OF CHARLESTON
CHARLESTON COUNTY, SC**

DES JOB #933

AREA SUMMARY TABLE	
UPLAND AREA (ACRES)	34.813
WETLAND AREA (ACRES)	11.248
WETLAND FILL (ACRES)	0.490
TOTAL UPLAND AREA (ACRES)	35.303
TOTAL PROJECT AREA (ACRES)	46.061

PARKING SUMMARY TABLE	
STANDARD	339
H/C PARKING	10
TOTAL REQUIRED (1.5/UNIT)	317
TOTAL PROVIDED	349

UNIT COUNT TABLE			
BLDG TYPE	No. OF BLDGS	UNITS PER BLDG	TOTAL UNITS
A	7	2	14
B1	25	1	25
B2	18	1	18
B3	68	1	68
C1	28	1	28
TOWNHOMES	10	4	40
TOWNHOMES	3	6	18
TOTAL			211

UPLAND AREA TREE SUMMARY TABLE	
SIGNIFICANT TREES	999
GRAND TREES	91
TOTAL No. OF PROTECTED TREES	1090
TOTAL No. OF PROTECTED TREES REQUIRED TO REMAIN (25% OF TOTAL # OF TREES)	273
TOTAL No. OF PROTECTED TREES TO BE SAVED	389

Tree Number	DBH (inches)	Species	Grade	Comment 1	Comment 2	Condition	Category	Proposed Removal	Approval Required
1	22/13.5/12	Live Oak	B	Utility Pruned		Good	1	No	
2	66	Live Oak	B	Stem Damage		Good	1	No	
3	11/12/16	Water Oak	D	Stump Sprouts	Decay	Poor	3	No	
4	27	Red Oak	D	Broken Top	Hollow	Poor	2	No	
5	13.5/12	Live Oak	B	NON GRAND		Good	1	No	
6	14.5/28	Live Oak	B			Good	1	No	
7	31.5	Live Oak	C	Vines	Lean	Fair	1	No	
8	8.5/31/11	Black Cherry	D	Stump Sprouts	Poor Form	Poor	4	Yes	Special Exception
9	26.5	Live Oak	C	Hollow	Lean	Fair	1	No	
10	30.5	Water Oak	C	Decay	Poor Form	Fair	3	No	
11	28	Water Oak	C	Decay	Poor Form	Fair	3	No	
12	16.5	Live Oak	B	Stem Damage		Good	1	No	
13	23.5	Laurel Oak	B	NON GRAND		Good	2	Yes	NA/Significant Tree
14	25	Red Oak	C	Crotch	Poor Form	Fair	2	No	
15	25	Laurel Oak	D	Poor Form	Included Bark	Poor	2	No	
16	25.5	Water Oak	D	Decay	Included Bark	Poor	3	Yes	Special Exception
17	31	Live Oak	B			Good	1	No	
18	26.5	Red Oak	B			Good	2	No	
19	27	Laurel Oak	B			Good	2	No	
20	23	Red Maple	C	NON GRAND		Fair	1	Yes	NA/Significant Tree
21	25	Black Gum	C	Stem Damage	Poor Form	Fair	1	No	
22	20	Cm	D	Broken Top	Stem Damage	Poor	4	Yes	Special Exception
23	27	Red Oak	B			Good	2	No	
24	30.5	Laurel Oak	C	Stem Damage		Fair	2	No	
25	23.5	Black Gum	C	Lean	NON GRAND	Fair	1	No	
26	30.5/14.5	Live Oak	B			Good	1	No	
27	28	Red Oak	B			Good	2	No	
28	23	Black Gum	D	Crotch/Lean	NON GRAND	Poor	1	No	
29	26.5	Maple	D	Hollow		Poor	1	No	
30	15.5/28	Live Oak	B	Lean		Good	1	No	
31	31	Live Oak	B			Good	1	No	
32	18/21.5	Live Oak	B	Hollow Base		Good	1	No	
33	27	Live Oak	B			Good	1	No	
34	28	Live Oak	B			Good	1	No	
35	27.5	Live Oak	B			Good	1	No	
36	43	Red Oak	B			Good	2	No	
37	12/13	Water Oak	D	V-Shaped Crotch	Poor Form	Poor	3	No	
38	29	Laurel Oak	B			Good	2	No	
39	23.5	Water Oak	D	V-Shaped Crotch/Poor Form	NON GRAND	Poor	3	No	
40	10/14/14.5/18.5/28	Live Oak	B			Good	1	No	
41	26.5	Water Oak	C			Fair	3	No	
42	28	Laurel Oak	D	Hollow Base	Poor Form	Poor	2	No	
43	23	Water Oak	D	Poor Form/Lean	NON GRAND	Poor	3	No	
44	24.5	Laurel Oak	D	Hollow		Poor	2	No	
45	18/26	Live Oak	C	Utility Pruned		Fair	1	No	
46	28.5	Black Gum	B			Good	1	No	
47	27.5	Live Oak	B			Good	1	No	
48	28	Live Oak	C	Hollow Base	Lean	Fair	1	No	
49	28/22	Water Oak	C	Poor Form	Included Bark	Fair	2	No	
50	26.5	Laurel Oak	D	Hollow Base		Poor	2	No	
51	23.5	Black Gum	C	Poor Form	NON GRAND	Fair	1	Yes	NA/Significant Tree
52	23.5	Water Oak	C	NON GRAND		Fair	1	Yes	NA/Significant Tree
53	18/14	Water Oak	D	V-Shaped Crotch	Poor Form	Poor	3	No	
54	26.5	Water Oak	F	Decline	Stem Damage	Poor	3	Yes	Staff Approval
55	15.5/11.5	Water Oak	D	V-Shaped Crotch	Stem Damage	Poor	3	Yes	Special Exception
56	18/21	Red Oak	D	Hollow Base	Decay	Poor	1	Yes	Variance
57	9/10/13	Post Oak	D	Stump Sprouts	Poor Form	Poor	2	Yes	Variance
58	9/14	Water Oak	D	V-Shaped Crotch/Poor Form	NON GRAND	Poor	3	Yes	NA/Significant Tree
59	28	Water Oak	D	Hollow/Stem Damage	NON GRAND	Poor	3	Yes	NA/Significant Tree
60	28	Red Oak	C			Fair	2	No	
61	65	Live Oak	B	Utility Pruned		Good	1	No	
62	37/29	Water Oak	D	Stem Damage	Upright	Poor	2	No	
63	10.5/24	Water Oak	C	Lean	Poor Form	Fair	2	No	
64	10.5/12/12.5	Red Oak	D	Stump Sprouts	Poor Form	Poor	2	No	
65	12/15	Water Oak	D	V-Shaped Crotch	Decay	Poor	3	No	
66	12/11	Water Oak	D	Hollow		Poor	3	Yes	Special Exception
67	8.7/14.5	Water Oak	C	Decay	NON GRAND	Fair	1	No	
68	24	Live Oak	B			Good	1	No	
69	13/12.5	Laurel Oak	D	Stump Sprouts/Poor Form	NON GRAND	Poor	2	Yes	NA/Significant Tree
70	25.5	Live Oak	C	Stem Damage/Decay	NON GRAND	Fair	1	No	
71	7/21	Live Oak	B			Good	1	No	
72	14.5/17	Live Oak	B			Good	1	No	
73	8.5/14/13.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	2	Yes	Special Exception
74	12/13/14.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	2	Yes	Special Exception
75	12/16	Water Oak	C	V-Shaped Crotch	Poor Form	Fair	2	No	
76	23.5	Water Oak	C	V-Shaped Crotch/Decay	NON GRAND	Fair	2	No	
77	8/11/11.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	2	Yes	Special Exception
78	10.5/13.5/14.5	Water Oak	D	Stump Sprouts	Decay	Poor	3	Yes	Special Exception
79	14/17.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	No	
80	8/9/17	Live Oak	C	Decline	Suppressed	Fair	1	No	
81	8.5/15.5	Water Oak	D	Poor Form		Poor	3	No	
82	7/10/16.5/11.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
83	14.5	Live Oak	C	Hollow Base		Fair	1	No	
84	27.5	Live Oak	C	Lean		Fair	1	No	
85	13/13.5	Water Oak	C	Poor Form		Fair	2	No	
86	31.5	Water Oak	D	Hollow	Poor Form	Poor	3	No	
87	9/13/13.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	2	No	
88	12.5/13	Water Oak	C	Poor Form		Fair	2	No	
89	12.5	Water Oak	D	V-Shaped Crotch	Stem Damage	Poor	3	No	
90	22	Water Oak	C	Poor Form	NON GRAND	Fair	2	No	
91	8/9/9	Live Oak	C			Fair	1	Yes	Variance
92	13/18	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception
93	12.5/14	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception
94	8.5/9.5/13.5	Maple	D	Stump Sprouts		Poor	1	No	
95	7/8/7	Maple	D	Stump Sprouts	Decline	Poor	1	Yes	Staff Approval
96	13/14/16	Maple	D	Stump Sprouts		Poor	1	No	
97	12/17.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	No	
98	10/14	Water Oak	D	Stump Sprouts		Poor	3	No	
99	10/17	Live Oak	B			Good	1	No	
100	24/17/28	Water Oak	D	Stump Sprouts	Hollow	Poor	3	Yes	Special Exception
101	12.5/12.5	Hickory	C	V-Shaped Crotch	Poor Form	Fair	2	No	
102	12.5/13.5/13.5	Water Oak	D	Stump Sprouts	Stem Damage	Poor	3	Yes	NA/Significant Tree
103	28.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception

IF SHEET IS LESS THAN (22" x 34") IT IS A REDUCED PRINT. SCALE REDUCED ACCORDINGLY.

DANGERFIELD
ENGINEERING & SURVEYING
CONSULTING & CIVIL ENGINEERING
INCORPORATED
1001 W. BROAD STREET - CHARLESTON, SC 29401
803.314.1393

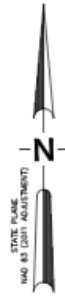


SUMMARY TABLES
THE HAMLET AT MAYBANK HIGHWAY
THIS NO. 279-00-00-055, 056 & 057
PREPARED FOR: MIDDLEBURG REAL ESTATE PARTNERS
MAYBANK HIGHWAY
CITY OF CHARLESTON - CHARLESTON COUNTY, SC



DATE: 08/08/2021
DRAWN/CHECKED: DML/JMD
LAST REVISED: 08/12/2021
APPROVED: JMD
SCALE: N.T.S.
PROJECT NO.: 803
SHEET NUMBER

C001

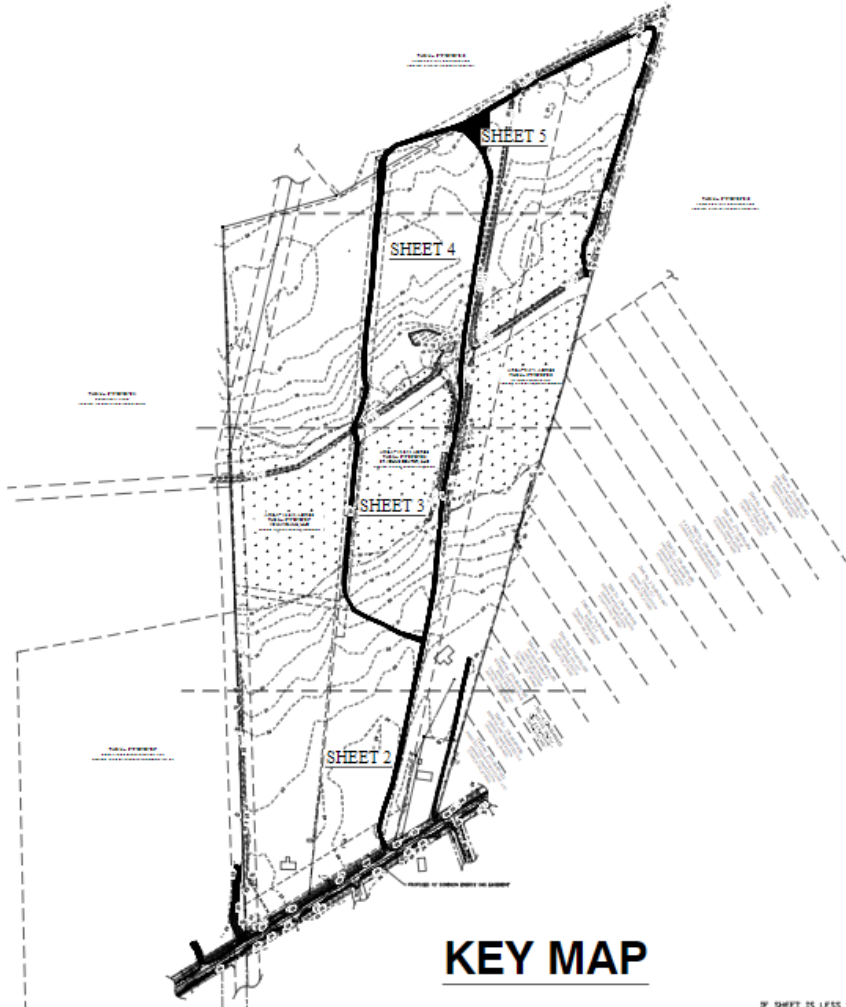
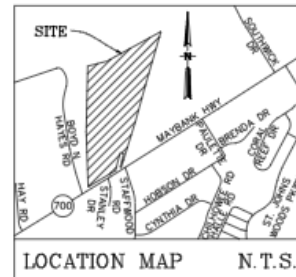


- SITE DATA:**
- 1) THE PROPERTY IS ZONED DR-6, DENSE RESIDENTIAL, IN THE CITY OF CHARLESTON.
 - 2) CITY OF CHARLESTON DR-6 HEIGHT, AREA, AND SETBACK REGULATIONS:
 - a) MINIMUM LOT AREA = 6.0 UNITS/ACRE (MULTI-FAM.)
 - b) SETBACKS:
 - FRONT YARD SETBACK = 30'
 - REAR YARD SETBACK = 10'
 - TOTAL SIDE SETBACK = 4'
 - SOUTH/WEST SETBACK = 3'
 - NORTH/EAST SETBACK = 3'
 - c) MAXIMUM PERCENT OF LOT OCCUPIED BY BUILDINGS REQUIRED = 35%
 - d) MAX HEIGHT LIMITS (STRUCTURES): REQUIRED = 50/3 STOREYS
 - e) MAX HEIGHT LIMITS (FENCES/WALLS): REQUIRED = 6'
 - f) ACCESSORY BLDGS. TO RESIDENCES SETBACK REQUIRED:
 - FROM FRONT STREET = N/A
 - FROM SIDE STREET = N/A
 - g) ADD'T DRILLING DISTANCE FROM FRONT LOT LINE: REQUIRED = N/A
 - 3) ABBREVIATIONS:
 - N/A = NOT APPLICABLE
 - N = NOT REQUIRED

- TREE LEGEND:**
- B. CHRY - BLACK CHERRY
 - B. QUM - BLACK OAK
 - HCK - HICKORY
 - MAPL - MAPLE
 - LA O - LAUREL OAK
 - LO - LIVE OAK
 - PO - POST OAK
 - RO - RED OAK
 - W O - WATER OAK
 - DBL - DOUBLE TRUNK TREE
 - TRPL - TRIPLE TRUNK TREE
 - QDRP - QUADRUPLE
 - QUIN - QUINTUPLE
- * PLEASE NOTE THAT NOT ALL THE TREES HAVE BEEN EVALUATED BY A CERTIFIED ARBORIST AT THE TIME OF THE SURVEY.

- TREE GRADE LEGEND:**
- GRADE A
 - GRADE B
 - GRADE C
 - GRADE D
 - GRADE E
 - GRADE F

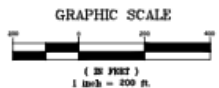
- LEGEND:**
- CRIMPED TOP PIPE FOUND
 - OPEN TOP PIPE FOUND
 - REBAR AND CAP FOUND
 - REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - 5/8" REBAR SET
 - COMPUTED POINT
 - NAVD 88
 - NORTH AMERICAN VERTICAL DATUM OF 1988
 - NORTH AMERICAN DATUM OF 1983
 - X 24.80
 - SPOT ELEVATION (HARDSCAPE)
 - SPOT ELEVATION (GROUND)
 - CONCRETE
 - REINFORCED CONCRETE PIPE
 - HIGH-DENSITY POLYETHYLENE
 - INVERT ELEVATION
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - POLYETHYLENE GLASS REINFORCED
 - POWER POLE
 - GUY WIRE
 - MAILBOX
 - ELECTRICAL BOX
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - RIGHT-OF-WAY LIMITS
 - CENTERLINE OF ROAD
 - EASEMENT
 - EXISTING CONTOUR LINE
 - FENCE LINE
 - WETLAND DELINEATION LINE
 - OVERHEAD UTILITIES
 - GAS LINE
 - POTABLE WATER
 - UNDERGROUND COMMUNICATION CABLE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC
 - ASPHALT
 - CONCRETE
 - NON-AQUATIC RESOURCE
 - WETLANDS
 - GRAND TREE SETBACK



PARCEL LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	S14°34'31"W	6.84'	
L2	S58°14'19"W	29.84'	
L3	N10°12'50"E	253.06'	
L4	N8°53'06"W	85.22'	
L5	S12°23'19"W	211.86'	
L6	S58°23'02"W	26.93'	
L7	S58°45'44"W	79.02'	
L8	S58°23'31"W	140.14'	
L9	N60°07'45"E	366.10'	
L10	S57°09'42"W	19.57'	
L11	N32°11'34"W	59.71'	

- NOTES:**
- 1) THIS SURVEY REPRESENTS A TOPOGRAPHIC SURVEY OF THE UPLAND PORTIONS OF TMS No. 279-00-00-055, 279-00-00-056, AND TMS No. 279-00-00-057.
 - 2) TMS No. 279-00-00-055 AREA=19.571 ACRES IS CURRENTLY OWNED BY ST. JOHNS CENTER, LLC.
 - 3) TMS No. 279-00-00-056 AREA=19.545 ACRES IS CURRENTLY OWNED BY ST. JOHNS CENTER, LLC.
 - 4) TMS No. 279-00-00-057 AREA=16.445 ACRES IS CURRENTLY OWNED BY 45 MAYBANK, LLC.
 - 5) IN ACCORDANCE TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4501020554, DATED NOVEMBER 17, 2004, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.
 - 6) ADJACENT OWNERS ARE LISTED PER TAX RECORDS AS OF 06/07/2021.
 - 7) THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT. ALL MEASUREMENTS ARE GROUND DISTANCES DERIVED USING SURVEY CONTROL POINT #4 AS THE POINT OF ORIGIN AND A COMBINED SCALE FACTOR OF 1.00097325554. THE PROJECT COORDINATES WERE ESTABLISHED USING SOUTH CAROLINA VERTICAL REFERENCE STATIONS (VRS).
 - 8) THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - 9) CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS OR LOCATIONS MARKED IN THE FIELD BY THE UTILITY COMPANIES. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE AT 811 A MINIMUM OF 3 WORKING DAY BEFORE DIGGING. REFERENCE SC811 NOTICE NUMBER 2105281010.
 - 10) THE FOLLOWING UTILITIES WERE OBSERVED:
 - POTABLE WATER: ST. JOHNS WATER COMPANY
 - ELECTRICAL: BERKELEY ELECTRIC CO-OP (ELECTRICAL SERVICE PROVIDER) & DOMINION ENERGY (EXISTING EASEMENTS)
 - GAS: DOMINION ENERGY
 - COMMUNICATIONS: AT&T AND COMCAST CABLEVISION-LOW COUNTRY
 - 11) THE EXISTING 25' DOMINION ENERGY (FORMERLY SCE&G) EASEMENTS TO BE TERMINATED.

- REFERENCES:**
- 1) REFERENCE THE FOLLOWING SCOTTS HIGHWAY DOCKET:
 - a) DOCKET No. 10.586 (STAFFWOOD RD)
 - 2) REFERENCE THE FOLLOWING DEED RECORDED AT THE CHARLESTON COUNTY R.O.D.:
 - a) DEED BOOK 646, PAGE 200
 - b) DEED BOOK 1445, PAGE 249
 - c) DEED BOOK 3306, PAGE 519
 - d) DEED BOOK 1719, PAGE 859
 - e) DEED BOOK 1719, PAGE 883
 - f) DEED BOOK 1710, PAGE 656
 - g) DEED BOOK 2195, PAGE 896
 - 3) REFERENCE THE FOLLOWING PLATS RECORDED AT THE CHARLESTON COUNTY R.O.D.:
 - a) B. & C. L. YOUNGBLOOD 08/13/1946 PLAT BOOK H, PAGE 083
 - b) W. L. GALLARD 08/16/1946 PLAT BOOK G, PAGE 668
 - c) H. ERO HILTON JULY 1975 PLAT BOOK W, PAGE 064
 - d) THOMAS RAYMOND BORN 05/07/1982 PLAT BOOK AX, PAGE 135
 - e) D. HAMPTON HILL 04/26/1983 PLAT BOOK AX, PAGE 111
 - f) F. ELLIOTT GUNN REVISED 05/28/1983 PLAT BOOK EX, PAGE 477
 - g) MARK WOODROW ELLIS 10/21/2014 PLAT BOOK L15, PAGE 0043
 - h) RICHARD A. ALDRIDGE REVISED 02/02/2015 PLAT BOOK L20, PAGE 0153
 - 4) REFERENCE A PLAT TITLED "PLAT OF LOTS 4.5A, 7.8A, 9 (FORMERLY LANDS OF J. C. SEABROOK)" PREPARED BY LAWRENCE J. KENNEDY DATED AUGUST 17, 2019.
 - 5) JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS AS SHOWN HEREON ON TMS No. 279-00-00-055 & TMS No. 279-00-00-056 WERE REFERENCED PER USAGE FILE NUMBER SAC 2019-0008.
 - 6) JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS AS SHOWN HEREON ON TMS No. 279-00-00-057 WERE REFERENCED PER USAGE FILE NUMBER USAGE SAC 2014-0108.
 - 7) REFERENCE ROAD CONSTRUCTION PLANS TITLED "HAYES PARK SUBDIVISION ROAD CONSTRUCTION DRAWINGS NEW LEAF BUILDERS, LLC, 25.50 MAYBANK HIGHWAY-JOHN ISLAND CITY OF CHARLESTON CITY PROJECT FOR TRC-SUB2018-00008" PREPARED BY GARDEN A. LINTON JR DATED JANUARY 18, 2018 AND LAST REVISED JUNE 23, 2020.



DANGERFIELD
ENGINEERING • SURVEYING
CONSULTING • CIVIL • MECHANICAL
LAND SURVEYING • SURVEYING
803.384.1393
1000 VICTORY STREET • CHARLESTON, SC 29405

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
DANGERFIELD ENGINEERING & SURVEYING, LLC
No. 42900
NOTARY PUBLIC

TOPOGRAPHIC SURVEY
TMS No. 279-00-00-055, 056, 057
PREPARED FOR: MIDDLEBURG COMMUNITIES
MAYBANK HWY
CITY OF CHARLESTON
CHARLESTON COUNTY, SC

DATE: 08/14/2021
DRAWN/CHECKED: DML/JMD
LAST REVISED: -
APPROVED: JMD
SCALE: 1"=200'
PROJECT NO.: 833
SHEET NUMBER: C101



The South Carolina STATE LAW requires that excavators give a 72-hour notice (3 working days excluding weekends and holidays) for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.S. will be notifying for. Any utilities that P.U.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 foot margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.

IF SHEET IS LESS THAN 400" X 240" IT IS A REDUCED PRINT. SCALE REDUCED ACCORDINGLY.

MATCHLINE SHEET 3

MATCHLINE SHEET 2

LINE #	DIRECTION	UNIT
11	SOUTHWEST	1.00'
12	SOUTHWEST	2.00'
13	SOUTHWEST	3.00'
14	SOUTHWEST	4.00'
15	SOUTHWEST	5.00'
16	SOUTHWEST	6.00'
17	SOUTHWEST	7.00'
18	SOUTHWEST	8.00'
19	SOUTHWEST	9.00'
20	SOUTHWEST	10.00'

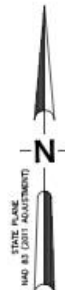
TREE LEGEND:

B. CHY	BLACK CHERRY
B. GUM	BLACK GUM
HQY	HICKORY
MAPL	MAPLE
LA O	LAUREL OAK
LO O	LONG LEAF PINE
PO	POST OAK
RO	RED OAK
WO	WATER OAK

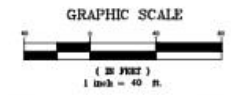
DBL	DOUBLE TRUNK TREE
TRPL	TRIPLE TRUNK TREE
QUAD	QUADRUPLE
QUIN	QUINTUPLE

* PLEASE NOTE THAT NOT ALL THE TREES HAVE BEEN EVALUATED BY A CERTIFIED ARBORIST AT THE TIME OF THE SURVEY.

TREE GRADE LEGEND:
● GRADE A
● GRADE B
● GRADE C
● GRADE D
● GRADE E



The South Carolina STATE LAW requires that excavators give a 72-hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.s. will be notifying for you. Any utilities that P.U.P.s. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 foot margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



DANGERFIELD
ENGINEERING • SURVEYING
CONSTRUCTION • CIVIL • ENGINEERING
1000 W. 10TH STREET • CHARLESTON, SC 29405
803.384.1393

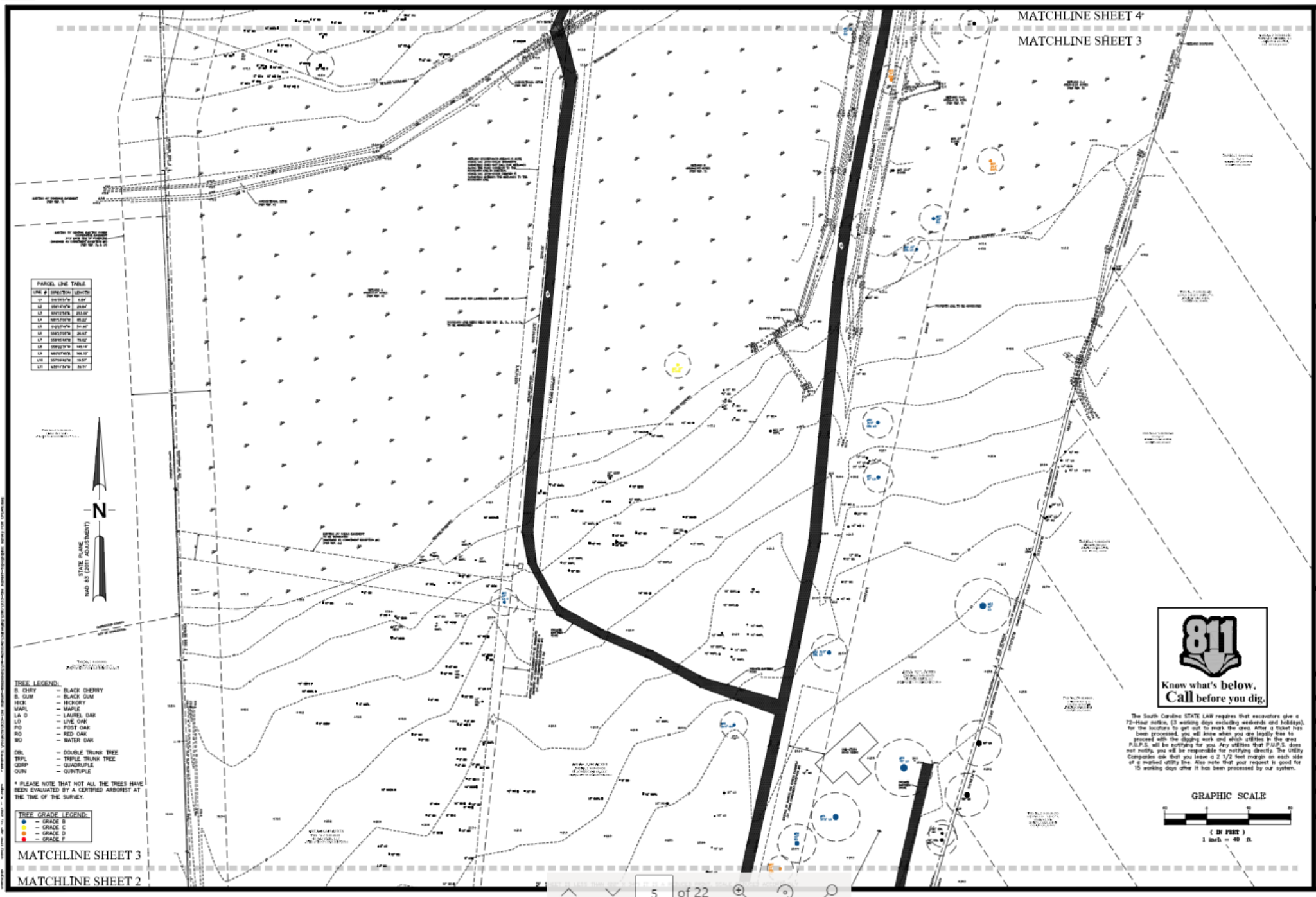


TOPOGRAPHIC SURVEY
TMS No. 279-00-00-055, 056, 057
PREPARED FOR: MIDDLEBURG COMMUNITIES
MAYBANK HWY
CITY OF CHARLESTON
CHARLESTON COUNTY, SC



JOHN M. DANGERFIELD, II
DATE: 08/14/2021
DRAWN/CHECKED: DML/JMD
LAST REVISED:
APPROVED: JMD
SCALE: 1"=40'
PROJECT NO.: 803
SHEET NUMBER:

C102



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
1	SOUTHWEST	1.00
2	SOUTHWEST	1.00
3	SOUTHWEST	1.00
4	SOUTHWEST	1.00
5	SOUTHWEST	1.00
6	SOUTHWEST	1.00
7	SOUTHWEST	1.00
8	SOUTHWEST	1.00
9	SOUTHWEST	1.00
10	SOUTHWEST	1.00
11	SOUTHWEST	1.00
12	SOUTHWEST	1.00
13	SOUTHWEST	1.00
14	SOUTHWEST	1.00
15	SOUTHWEST	1.00
16	SOUTHWEST	1.00
17	SOUTHWEST	1.00
18	SOUTHWEST	1.00
19	SOUTHWEST	1.00
20	SOUTHWEST	1.00
21	SOUTHWEST	1.00
22	SOUTHWEST	1.00
23	SOUTHWEST	1.00
24	SOUTHWEST	1.00
25	SOUTHWEST	1.00
26	SOUTHWEST	1.00
27	SOUTHWEST	1.00
28	SOUTHWEST	1.00
29	SOUTHWEST	1.00
30	SOUTHWEST	1.00
31	SOUTHWEST	1.00
32	SOUTHWEST	1.00
33	SOUTHWEST	1.00
34	SOUTHWEST	1.00
35	SOUTHWEST	1.00
36	SOUTHWEST	1.00
37	SOUTHWEST	1.00
38	SOUTHWEST	1.00
39	SOUTHWEST	1.00
40	SOUTHWEST	1.00
41	SOUTHWEST	1.00
42	SOUTHWEST	1.00
43	SOUTHWEST	1.00
44	SOUTHWEST	1.00
45	SOUTHWEST	1.00
46	SOUTHWEST	1.00
47	SOUTHWEST	1.00
48	SOUTHWEST	1.00
49	SOUTHWEST	1.00
50	SOUTHWEST	1.00
51	SOUTHWEST	1.00
52	SOUTHWEST	1.00
53	SOUTHWEST	1.00
54	SOUTHWEST	1.00
55	SOUTHWEST	1.00
56	SOUTHWEST	1.00
57	SOUTHWEST	1.00
58	SOUTHWEST	1.00
59	SOUTHWEST	1.00
60	SOUTHWEST	1.00
61	SOUTHWEST	1.00
62	SOUTHWEST	1.00
63	SOUTHWEST	1.00
64	SOUTHWEST	1.00
65	SOUTHWEST	1.00
66	SOUTHWEST	1.00
67	SOUTHWEST	1.00
68	SOUTHWEST	1.00
69	SOUTHWEST	1.00
70	SOUTHWEST	1.00
71	SOUTHWEST	1.00
72	SOUTHWEST	1.00
73	SOUTHWEST	1.00
74	SOUTHWEST	1.00
75	SOUTHWEST	1.00
76	SOUTHWEST	1.00
77	SOUTHWEST	1.00
78	SOUTHWEST	1.00
79	SOUTHWEST	1.00
80	SOUTHWEST	1.00
81	SOUTHWEST	1.00
82	SOUTHWEST	1.00
83	SOUTHWEST	1.00
84	SOUTHWEST	1.00
85	SOUTHWEST	1.00
86	SOUTHWEST	1.00
87	SOUTHWEST	1.00
88	SOUTHWEST	1.00
89	SOUTHWEST	1.00
90	SOUTHWEST	1.00
91	SOUTHWEST	1.00
92	SOUTHWEST	1.00
93	SOUTHWEST	1.00
94	SOUTHWEST	1.00
95	SOUTHWEST	1.00
96	SOUTHWEST	1.00
97	SOUTHWEST	1.00
98	SOUTHWEST	1.00
99	SOUTHWEST	1.00
100	SOUTHWEST	1.00

TREE LEGEND:	
B. CHRY	BLACK CHERRY
B. GUM	BLACK GUM
H. OAK	HICKORY
M. OAK	MAPLE
L. OAK	LAUREL OAK
L. OAK	LIVE OAK
P. OAK	POST OAK
R. OAK	RED OAK
W. OAK	WATER OAK
D. OAK	DOUBLE TRUNK TREE
T. OAK	TRIPLE TRUNK TREE
Q. OAK	QUINQUEFID
Q. OAK	QUINQUEFID

* PLEASE NOTE THAT NOT ALL THE TREES HAVE BEEN EVALUATED BY A CERTIFIED ARBORIST AT THE TIME OF THE SURVEY.

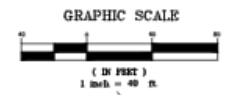
TREE GRADE LEGEND:	
●	GRADE A
●	GRADE B
●	GRADE C
●	GRADE D
●	GRADE E

MATCHLINE SHEET 3
MATCHLINE SHEET 2

MATCHLINE SHEET 4
MATCHLINE SHEET 3



The South Carolina STATE LAW requires that excavators give a 72-hour notice, (3 working days excluding weekends and holidays), for the location to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.S. will be working for you. Any address that P.U.S. does not notify, you will be responsible for nothing directly. The Utility Companies will that you leave a 2 1/2 foot margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



DANGERFIELD
ENGINEERING & SURVEYING
ARCHITECTURE & CIVIL ENGINEERING
803.334.1393
1000 PARKVIEW STREET • CHARLESTON, SC 29405

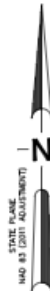
TOPOGRAPHIC SURVEY
TMS No. 279-00-00-055, 056, 057
PREPARED FOR: MIDDLEBURG COMMUNITIES
MAYBANK HWY
CITY OF CHARLESTON
CHARLESTON COUNTY, SC

DATE: 08/14/2021
DRAWN/CHECKED: DML/JMD
LAST REVISED:
APPROVED: JMD
SCALE: 1"=40'
PROJECT NO: 803
SHEET NUMBER: C103



Know what's below.
Call before you dig.

The South Carolina STATE LAW requires that excavators give a 72-Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a notice has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2' foot margin on each side of a marked utility line. Also note that your request is good for 16 working days after it has been processed by our system.



TREE GRADE LEGEND:

- GRADE A
- GRADE B
- GRADE C
- GRADE D
- GRADE E

TREE LEGEND:

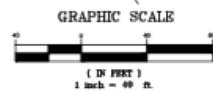
- B. CHRY - BLACK CHERRY
- B. GUM - BLACK GUM
- HICK - HICKORY
- MAP. - MAPLE
- L.A. D. - LAUREL OAK
- L.O. - LIVE OAK
- P.O. - POST OAK
- R.O. - RED OAK
- W.O. - WATER OAK
- DBL. - DOUBLE TRUNK TREE
- TRPL. - TRIPLE TRUNK TREE
- QTRP. - QUADRUPLE
- QNTPL. - QUINTUPLE

* PLEASE NOTE THAT NOT ALL THE TREES HAVE BEEN EVALUATED BY A CERTIFIED ARBORIST AT THE TIME OF THE SURVEY.

LINE #	DIRECTION	LENGTH
10	SOUTHWEST	0.00
11	SOUTHWEST	0.00
12	SOUTHWEST	0.00
13	SOUTHWEST	0.00
14	SOUTHWEST	0.00
15	SOUTHWEST	0.00
16	SOUTHWEST	0.00
17	SOUTHWEST	0.00
18	SOUTHWEST	0.00
19	SOUTHWEST	0.00
20	SOUTHWEST	0.00
21	SOUTHWEST	0.00
22	SOUTHWEST	0.00
23	SOUTHWEST	0.00
24	SOUTHWEST	0.00
25	SOUTHWEST	0.00
26	SOUTHWEST	0.00
27	SOUTHWEST	0.00
28	SOUTHWEST	0.00
29	SOUTHWEST	0.00
30	SOUTHWEST	0.00

MATCHLINE SHEET 5
MATCHLINE SHEET 4

MATCHLINE SHEET 4
MATCHLINE SHEET 3



DANGERFIELD
ENGINEERING • SURVEYING
CONSTRUCTION • CIVIL ENGINEERING
LAND PLANNING • SURVEYING
803.384.1393
1000 VANDERBILT STREET • CHARLESTON, SC 29403



TOPOGRAPHIC SURVEY
TMS No. 27-9-00-00-055, 056, 057
PREPARED FOR: MIDDLEBURG COMMUNITIES
MAYBANK HWY
CITY OF CHARLESTON
CHARLESTON COUNTY, SC

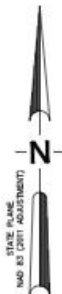


DATE: 08/14/2021
DRAWN/CHECKED: DML/JMD
LAST REVISED:
APPROVED: JMD
SCALE: 1"=40'
PROJECT NO.: 933
SHEET NUMBER:

C104



The South Carolina STATE LAW requires that excavators give a 72-hour notice, (3 working days excluding weekends and holidays), for the locations to get out to mark the area where a hole has been proposed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notified for your dry utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 foot margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



TREE LEGEND:

B CHRY - BLACK CHERRY
B GUM - BLACK GUM
HCK - HICKORY
MAPL - MAPLE
LA O - LAUREL OAK
LO - LIVE OAK
PO - POST OAK
RO - RED OAK
WO - WATER OAK

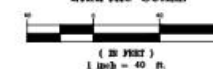
DBL - DOUBLE TRUNK TREE
TRPL - TRIPLE TRUNK TREE
QTRP - QUARTER PINE
QTRP - QUARTER PINE

* PLEASE NOTE THAT NOT ALL THE TREES HAVE BEEN EVALUATED BY A CERTIFIED ARBORIST AT THE TIME OF THE SURVEY.

TREE GRADE LEGEND:	
●	GRADE A
●	GRADE B
●	GRADE C
●	GRADE D
●	GRADE E

PARCEL LINE TABLE	
LINE #	SECTION LENGTH
01	SECTION 01
02	SECTION 02
03	SECTION 03
04	SECTION 04
05	SECTION 05
06	SECTION 06
07	SECTION 07
08	SECTION 08
09	SECTION 09
10	SECTION 10
11	SECTION 11
12	SECTION 12
13	SECTION 13
14	SECTION 14
15	SECTION 15
16	SECTION 16
17	SECTION 17
18	SECTION 18
19	SECTION 19
20	SECTION 20

GRAPHIC SCALE



DANGERFIELD
ENGINEERING • SURVEYING
CONSULTING • CIVIL ENGINEERING
LAND PLANNING • SURVEYING
803.284.1393
1000 VENABLE STREET • CHARLESTON, SC 29405



TOPOGRAPHIC SURVEY
TMS No. 279-00-00-055, 056, 057
PREPARED FOR: MIDDLEBURG COMMUNITIES
MAYBANK HWY
CITY OF CHARLESTON
CHARLESTON COUNTY, SC



JOHN M. DANGERFIELD, II

DATE
08/14/2021

DRAWN/CHECKED
DML/JMD

LAST REVISED

APPROVED
JMD

SCALE
1"=40'

PROJECT NO.
833

SHEET NUMBER

C105

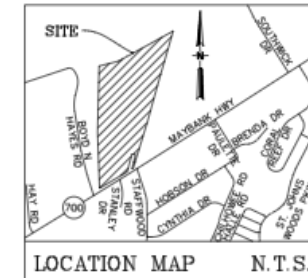
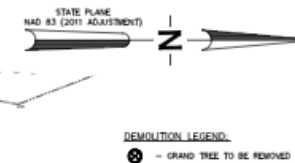
Tree Number	DBH (inches)	Speices	Grade	Comment 1	Comment 2	Condition	Category	Proposed Removal	Approval Required
1	22/31.5/32	Live Oak	B	Utility Pruned		Good	1	No	
2	65	Live Oak	B	Storm Damage		Good	1	No	
3	11/12/16	Water Oak	D	Stump Sprouts	Decay	Poor	3	No	
4	27	Red Oak	D	Broken Top	Hollow	Poor	2	No	
5	11.5/12	Live Oak	B	NON GRAND		Good	1	No	
6	14.5/18	Live Oak	B			Good	1	No	
7	31.5	Live Oak	C	Vines	Lean	Fair	1	No	
8	8.5/10/11	Black Cherry	D	Stump Sprouts	Poor Form	Poor	4	Yes	Special Exception
9	26.5	Live Oak	C	Hollow	Lean	Fair	1	No	
10	30.5	Water Oak	C	Decay	Poor Form	Fair	3	No	
11	28	Water Oak	C	Decay	Poor Form	Fair	3	No	
12	55.5	Live Oak	B	Storm Damage		Good	1	No	
13	23.5	Laurel Oak	B	NON GRAND		Good	2	Yes	NA/Significant Tree
14	25	Red Oak	C	Crook	Poor Form	Fair	2	No	
15	25	Laurel Oak	D	Poor Form	Included Bark	Poor	2	No	
16	29.5	Water Oak	D	Decay	Included Bark	Poor	3	Yes	Special Exception
17	51	Live Oak	B			Good	1	No	
18	26.5	Red Oak	B			Good	2	No	
19	27	Laurel Oak	B			Good	2	No	
20	23	Red Maple	C	NON GRAND		Fair	1	Yes	NA/Significant Tree
21	25	Black Gum	C	Storm Damage	Poor Form	Fair	1	No	
22	30	Elm	D	Broken Top	Storm Damage	Poor	4	Yes	Special Exception
23	27	Red Oak	B			Good	2	No	
24	30.5	Laurel Oak	C	Storm Damage		Fair	2	No	
25	23.5	Black Gum	C	Lean	NON GRAND	Fair	1	No	
26	10.5/14.5	Live Oak	B			Good	1	No	
27	28	Red Oak	B			Good	2	No	
28	23	Black Gum	D	Crook/ Lean	NON GRAND	Poor	1	No	
29	25.5	Maple	D	Hollow		Poor	1	No	
30	15.5/16	Live Oak	B	Lean		Good	1	No	
31	31	Live Oak	B			Good	1	No	
32	18/21.5	Live Oak	B	Hollow Base		Good	1	No	
33	67	Live Oak	B			Good	1	No	
34	70	Live Oak	B			Good	1	No	
35	57.5	Live Oak	B			Good	1	No	
36	43	Red Oak	B			Good	2	No	
37	12/13	Water Oak	D	V-Shaped Crotch	Poor Form	Poor	3	No	
38	29	Laurel Oak	B			Good	2	No	
39	23.5	Water Oak	D	V-Shaped Crotch/Poor Form	NON GRAND	Poor	3	No	
40	10/14/14.5/18.5/26	Live Oak	B			Good	1	No	

41	25.5	Water Oak	C			Fair	3	No	
42	28	Laurel Oak	D	Hollow Base	Poor Form	Poor	2	No	
43	23	Water Oak	D	Poor Form/Lean	NON GRAND	Poor	3	No	
44	24.5	Laurel Oak	D	Hollow		Poor	2	No	
45	13/35	Live Oak	C	Utility Pruned		Fair	1	No	
46	33.5	Black Gum	B			Good	1	No	
47	67.5	Live Oak	B			Good	1	No	
48	51	Live Oak	C	Hollow Base	Lean	Fair	1	No	
49	19/21	Water Oak	C	Poor Form	Included Bark	Fair	3	No	
50	35.5	Laurel Oak	D	Hollow Base		Poor	2	No	
51	23.5	Black Gum	C	Poor Form	NON GRAND	Fair	1	Yes	NA/Significant Tree
52	23.5	Water Oak	C		NON GRAND	Fair	3	Yes	NA/Significant Tree
53	10/14	Water Oak	D	V-Shaped Crotch	Poor Form	Poor	3	No	
54	26.5	Water Oak	F	Decline	Storm Damage	Poor	3	No	Staff Approval
55	15.5/17.5	Water Oak	D	V-Shaped Crotch	Storm Damage	Poor	3	Yes	Special Exception
56	18/21	Red Oak	D	Hollow Base	Decay	Poor	1	Yes	Variance
57	9/10/13	Post Oak	D	Stump Sprouts	Poor Form	Poor	2	Yes	Variance
58	9/14	Water Oak	D	V-Shaped Crotch/Poor Form	NON GRAND	Poor	3	Yes	NA/Significant Tree
59	23	Water Oak	D	Hollow/Storm Damage	NON GRAND	Poor	3	Yes	NA/Significant Tree
60	28	Red Oak	C			Fair	2	No	
61	61	Live Oak	B	Utility Pruned		Good	1	No	
62	17/19	Water Oak	D	Storm Damage	Hollow	Poor	3	No	
63	10.5/14	Water Oak	C	Lean	Poor Form	Fair	3	No	
64	10.5/12/12.5	Red Oak	D	Stump Sprouts	Poor Form	Poor	2	No	
65	12/15	Water Oak	D	V-Shaped Crotch	Decay	Poor	3	No	
66	12/13	Water Oak	D	Hollow		Poor	3	Yes	Special Exception
67	8.7/14.6	Water Oak	C	Decay	NON GRAND	Fair	3	No	
68	24	Live Oak	B			Good	1	No	
69	11/12.5	Laurel Oak	D	Stump Sprouts/Poor Form	NON GRAND	Poor	2	Yes	NA/Significant Tree
70	23.5	Live Oak	C	Storm Damage/Decay	NON GRAND	Fair	1	No	
71	7/21	Live Oak	B			Good	1	No	
72	14.5/17	Live Oak	B			Good	1	No	
73	8.5/11/15.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
74	12/13/14.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
75	12/16	Water Oak	C	V-Shaped Crotch	Poor Form	Fair	3	No	
76	23.5	Water Oak	C	V-Shaped Crotch/Decay	NON GRAND	Fair	3	No	
77	8/9/11/13	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
78	10/10.5/14.5	Water Oak	D	Stump Sprouts	Decay	Poor	3	Yes	Special Exception
79	14/17.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	No	
80	8/9/12	Live Oak	C	Decline	Suppressed	Fair	1	No	
81	8.5/15.5	Water Oak	D	Poor Form		Poor	3	No	

Middleburg

82	7/10/10.5/11.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
83	43.5	Live Oak	C	Hollow Base		Fair	1	No	
84	27.5	Live Oak	C	Lean		Fair	1	No	
85	13/13.5	Water Oak	C	Poor Form		Fair	3	No	
86	31.5	Water Oak	D	Hollow	Poor Form	Poor	3	No	
87	9/13/13.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	No	
88	12.5/13	Water Oak	C	Poor Form		Fair	3	No	
89	27.5	Water Oak	D	V-Shaped Crotch	Storm Damage	Poor	3	No	
90	23	Water Oak	C	Poor Form	NON GRAND	Fair	3	No	
91	8/9/9	Live Oak	C			Fair	1	Yes	Variance
92	13/18	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception
93	12.5/14	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception
94	6.5/8.5/9.5/11.5	Maple	D	Stump Sprouts		Poor	1	No	
95	7/8/9	Maple	F	Stump Sprouts	Decline	Poor	1	Yes	Staff Approval
96	13/14/16	Maple	D	Stump Sprouts		Poor	1	No	
97	12/17.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	No	
98	10/14	Water Oak	D	Stump Sprouts		Poor	3	No	
99	12/17	Live Oak	B			Good	1	No	
100	14/17/18	Water Oak	D	Stump Sprouts	Hollow	Poor	3	Yes	Special Exception
101	12.5/12.5	Hickory	C	V-Shaped Crotch	Poor Form	Fair	2	No	
102	12.5/13.5/13.5	Water Oak	D	Stump Sprouts	Separate Trees	Poor	3	Yes	NA/Significant Tree
103	38.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception

Grand Tree Removal Exhibit



SITE DATA:

- 1) THE PROPERTY IS ZONED DR-6, DIVERSE RESIDENTIAL IN THE CITY OF CHARLESTON.
- 2) CITY OF CHARLESTON DR-6 HEIGHT, AREA, AND SETBACK REGULATIONS:
 - a) MINIMUM LOT AREA = 6.0 UNITS/ACRE (MULTI-FAM.)
 - b) SETBACKS:
 - FRONT YARD SETBACK = 10'
 - REAR YARD SETBACK = 10'
 - TOTAL SIDE SETBACK = 6'
 - SOUTH/WEST SETBACK = 3'
 - NORTH/EAST SETBACK = 3'
 - c) BUFFERS:
 - FRONT = 75' TYPE H
 - d) MAXIMUM PERCENT OF LOT OCCUPIED BY BUILDINGS: REQUIRED = 35%
 - e) MAX HEIGHT LIMITS (STRUCTURES): REQUIRED = 30'/3 STORES
 - f) MAX HEIGHT LIMITS (FENCES/WALLS): REQUIRED = 6'
 - g) ACCESSORY BLDGS. TO RESIDENCES SETBACK REQUIRED: FROM FRONT STREET = N/A FROM SIDE STREET = N/A
 - h) ADJ'T SWELLING DISTANCE FROM FRONT LOT LINE: REQUIRED = N/A
- 3) ABBREVIATIONS:
 - N/A = NOT APPLICABLE
 - NR = NOT REQUIRED

DANGERFIELD ENGINEERING & SURVEYING
 CONSULTING & CIVIL ENGINEERING
 803.384.1393
 1205 BRIDGE STREET - CHARLESTON, SC 29401

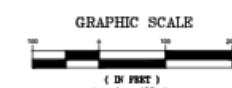


GRAND TREE REMOVAL EXHIBIT
 THE HAMLET AT MAYBANK HIGHWAY
 THIS NO. 279-00-00-055, 056 & 057
 PREPARED FOR: MIDDLEBURG REAL ESTATE PARTNERS
 MAYBANK HIGHWAY
 CITY OF CHARLESTON - CHARLESTON COUNTY, SC



DATE: 08/04/2021
 DRAWN/CHECKED: DML/JMD
 LAST REVISED: 08/12/2021
 APPROVED: JMD
 SCALE: 1"=100'
 PROJECT NO.: 893
 SHEET NUMBER

EXHIBIT 1

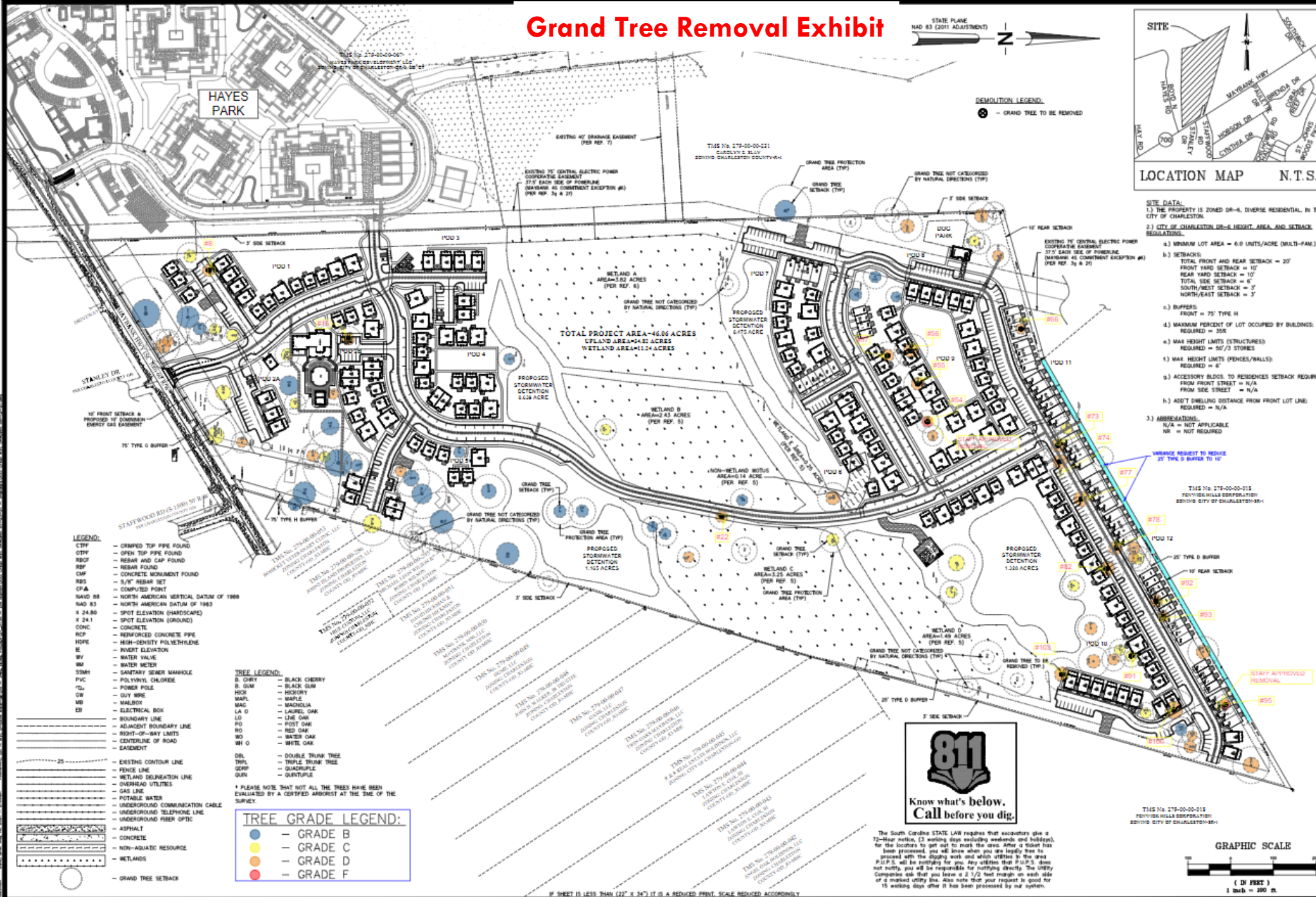


The South Carolina STATE LAW requires that excavators give a 72-Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are ready to start work. The utility companies will be notified for you. Any utilities that are not marked, you will be responsible for notifying them. The utility companies ask that you leave a 2 1/2" hole margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.

- LEGEND:**
- CRIMPED TOP PIPE FOUND
 - OPEN TOP PIPE FOUND
 - REBAR AND CAP FOUND
 - REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - 5/8" REBAR SET
 - COMPUTED POINT
 - NORTH AMERICAN VERTICAL DATUM OF 1988
 - NAD 83
 - NORTH AMERICAN DATUM OF 1983
 - X 24.80
 - X 24.1
 - CONC.
 - RCP
 - HOPE
 - E
 - WV
 - WM
 - SMH
 - PVC
 - CU
 - GW
 - MB
 - ED
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - RIGHT-OF-WAY LIMITS
 - CENTERLINE OF ROAD
 - EASEMENT
 - EXISTING CONTOUR LINE
 - FENCE LINE
 - WETLAND DELINEATION LINE
 - OVERHEAD UTILITIES
 - GAS LINE
 - POTABLE WATER
 - UNDERGROUND COMMUNICATION CABLE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC
 - ASPHALT
 - CONCRETE
 - NON-AQUATIC RESOURCE
 - WETLANDS
 - GRAND TREE SETBACK

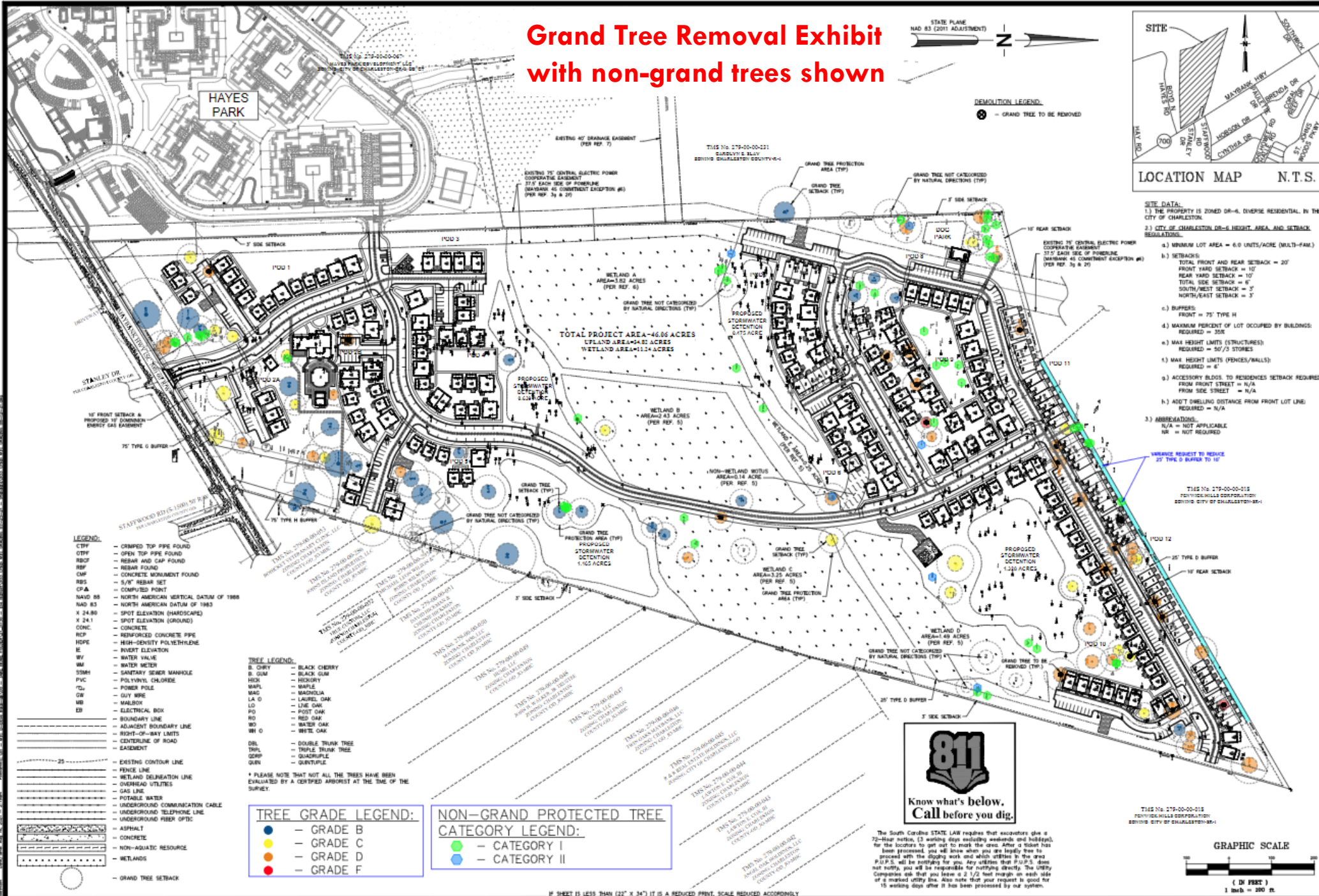
- TREE LEGEND:**
- B. CHERRY
 - B. GUM
 - HICKORY
 - MAPLE
 - MAGNOLIA
 - LAUREL OAK
 - LINE OAK
 - POST OAK
 - RED OAK
 - WATER OAK
 - WHITE OAK
 - DOUBLE TRUNK TREE
 - TRIPLE TRUNK TREE
 - QUADRUPLE
 - QUINTUPLE
- * PLEASE NOTE THAT NOT ALL THE TREES HAVE BEEN EVALUATED BY A CERTIFIED ARBORIST AT THE TIME OF THE SURVEY.

- TREE GRADE LEGEND:**
- GRADE B
 - GRADE C
 - GRADE D
 - GRADE F



IF SHEET IS LESS THAN (22" X 34") IT IS A REDUCED PRINT. SCALE REDUCED ACCORDINGLY.

Grand Tree Removal Exhibit with non-grand trees shown



DANGERFIELD
ENGINEERING • SURVEYING
CONSULTING • CIVIL • SURVEYING
LAND PLANNING • SURVEYING
803.384.1393
1200 WILSON STREET - CHARLESTON, SC 29405



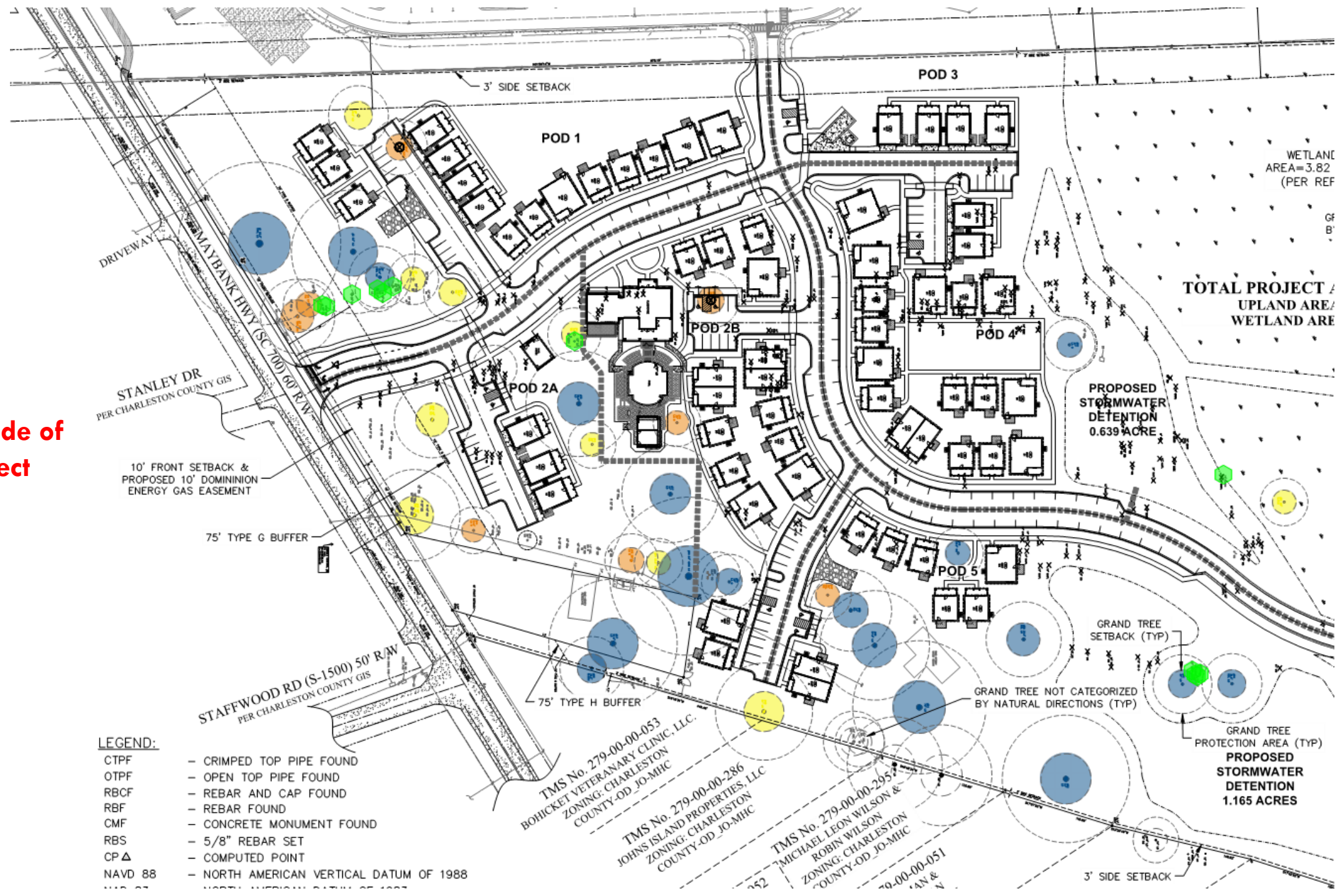
PROTECTED & GRAND TREE EXHIBIT
THE HAMLET AT MAYBANK HIGHWAY
THIS NO. 279-00-00-055, 056 & 057
PREPARED FOR: MIDDLEBURG REAL ESTATE PARTNERS
MAYBANK HIGHWAY
CITY OF CHARLESTON - CHARLESTON COUNTY, SC



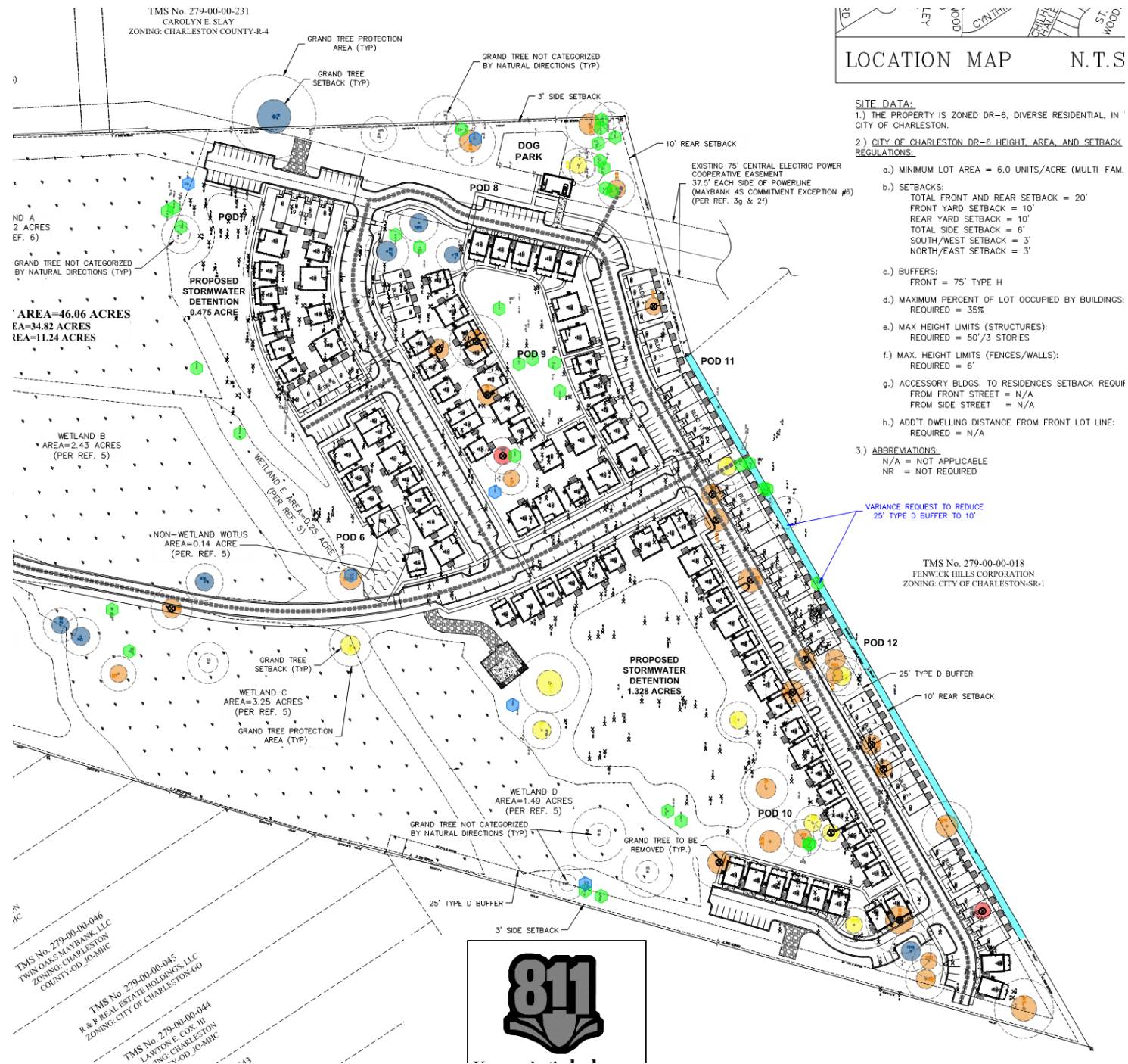
DATE: 08/04/2021
DRAWN/CHECKED: DML/JMD
LAST REVISED: 08/12/2021
APPROVED: JMD
SCALE: 1"=100'
PROJECT NO: 833
SHEET NUMBER

EXHIBIT 2

South side of
project

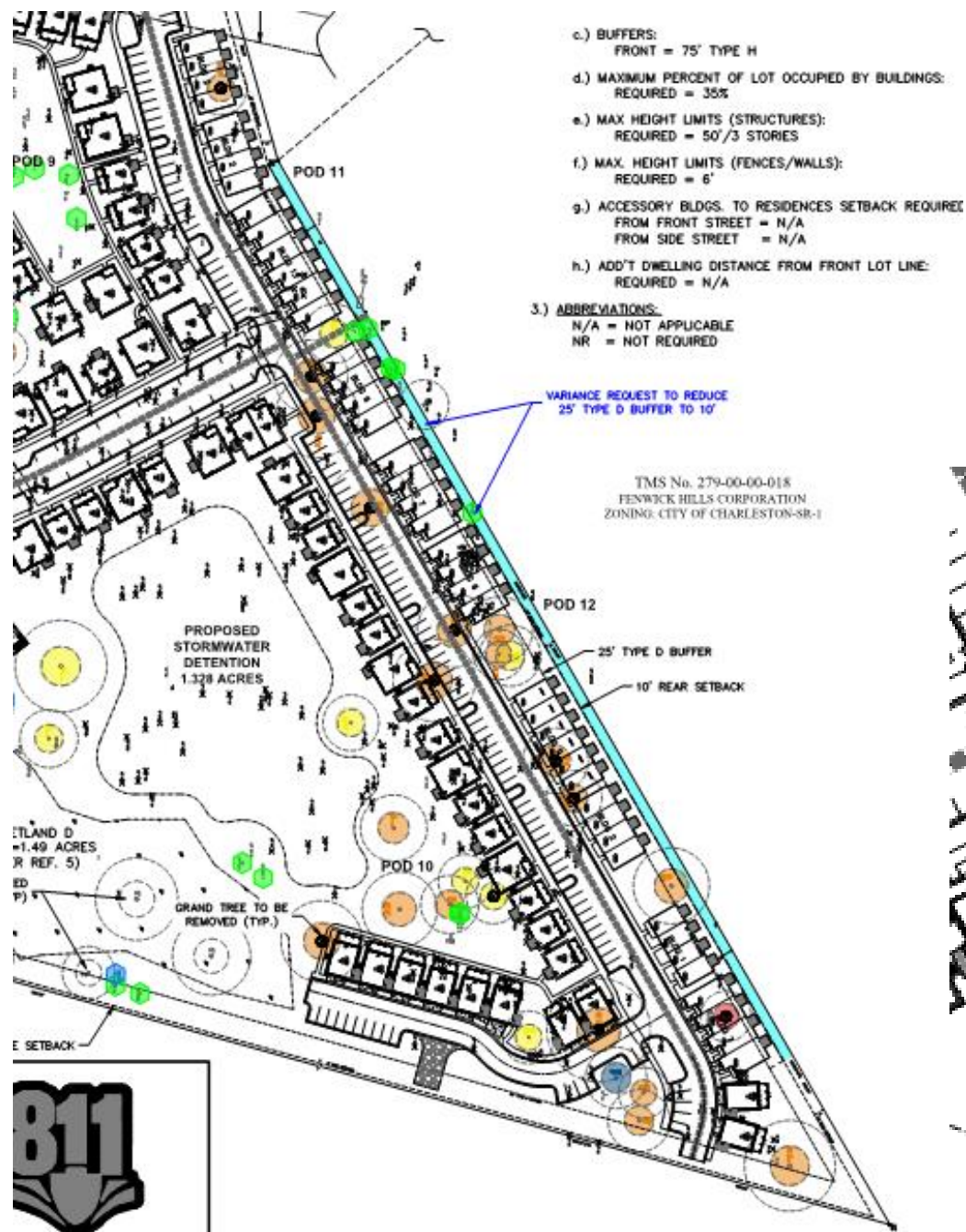


North side of
project



The Hamlet At Maybank Highway
Grand Tree Removal Summary

Tree Number	DBH (inches)	Speices	Grade	Comment 1	Comment 2	Condition	Category	Proposed Removal	Approval Required
8	8.5/10/11	Black Cherry	D	Stump Sprouts	Poor Form	Poor	4	Yes	Special Exception
16	29.5	Water Oak	D	Decay	Included Bark	Poor	3	Yes	Special Exception
22	30	Elm	D	Broken Top	Storm Damage	Poor	4	Yes	Special Exception
54	26.5	Water Oak	F	Decline	Storm Damage	Poor	3	Yes	Staff Approval
55	15.5/17.5	Water Oak	D	V-Shaped Crotch	Storm Damage	Poor	3	Yes	Special Exception
56	18/21	Red Oak	D	Hollow Base	Decay	Poor	1	Yes	Variance
57	9/10/13	Post Oak	D	Stump Sprouts	Poor Form	Poor	2	Yes	Variance
66	12/13	Water Oak	D	Hollow		Poor	3	Yes	Special Exception
73	8.5/11/15.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
74	12/13/14.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
77	8/9/11/13	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
78	10/10.5/14.5	Water Oak	D	Stump Sprouts	Decay	Poor	3	Yes	Special Exception
82	7/10/10.5/11.5	Water Oak	D	Stump Sprouts	Poor Form	Poor	3	Yes	Special Exception
91	8/9/9	Live Oak	C			Fair	1	Yes	Variance
92	13/18	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception
93	12.5/14	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception
95	7/8/9	Maple	F	Stump Sprouts	Decline	Poor	1	Yes	Staff Approval
100	14/17/18	Water Oak	D	Stump Sprouts	Hollow	Poor	3	Yes	Special Exception
103	38.5	Water Oak	D	V-Shaped Crotch	Hollow	Poor	3	Yes	Special Exception



Landscape buffer reduction,
north side of project.



Tree Save Photos

Site Photos | Tree Saves | Maybank Side -



Site Photos | Tree Saves | Maybank Side



Site Photos | Tree Saves | Maybank Side



Site Photos | Tree Saves | Maybank Side Adjacent to Northwest Detention



Site Photos | Tree Saves | North Side Pod 9 Greenspace Significant Tree Saves



Site Photos | Tree Saves | North Side Pod 9 Greenspace Significant Tree Saves



Site Photos | Tree Saves | Northern Boundary Significant Tree Saves



Site Photos | Tree Saves | North Side Pod 10 Greenspace Significant Tree Saves



Variance Trees

Variance Request #1 – Tree referenced as #56 in the arborist report. Category I (18”/21”) 39” Double Red Oak with a D classification, hollow base, signs of decay and poor condition.



Variance Request #1 – Tree referenced as #56 in the arborist report. Category I (18”/21”) 39” Double Red Oak with a D classification, hollow base, signs of decay and poor condition.



Variance Request #1 – Tree referenced as #56 in the arborist report. Category I (18”/21”) 39” Double Red Oak with a D classification, hollow base, signs of decay and poor condition.



Variance Request #2 – Tree referenced as #57 in the arborist report. Category II (9"/10"/13") 32" Triple Post Oak with a D classification, stump sprouts, poor form and poor condition.



Variance Request #2 – Tree referenced as #57 in the arborist report. Category II (9"/10"/13") 32" Triple Post Oak with a D classification, stump sprouts, poor form and poor condition.



Variance Request #3 – Tree referenced as #91 in the arborist report. Category I (8"/9"/9") 39" Tripple Live Oak with a C classification, and fair condition.



Variance Request #3 – Tree referenced as #91 in the arborist report. Category I (8" 9" 9") 39" Tripple Live Oak with a C classification, and fair condition.



Variance Request #3 – Tree referenced as #91 in the arborist report. Category I (8"/9"/9") 39" Tripple Live Oak with a C classification, and fair condition



Special Exception Trees

Special Exception Request #1 – Tree referenced as #8 in the arborist report. Category IV (8.5"/10"/11") 29.5" Triple Black Cherry with a D classification, stump sprouts, poor form and poor condition.



Special Exception Request #2 – Tree referenced as #16 in the arborist report. Category III 29.5" Water Oak with a D classification, decay, included bark and poor condition.



Special Exception Request #3 – Tree referenced as #22 in the arborist report. Category IV 30" Elm with a D classification, broken top, storm damage and poor condition.



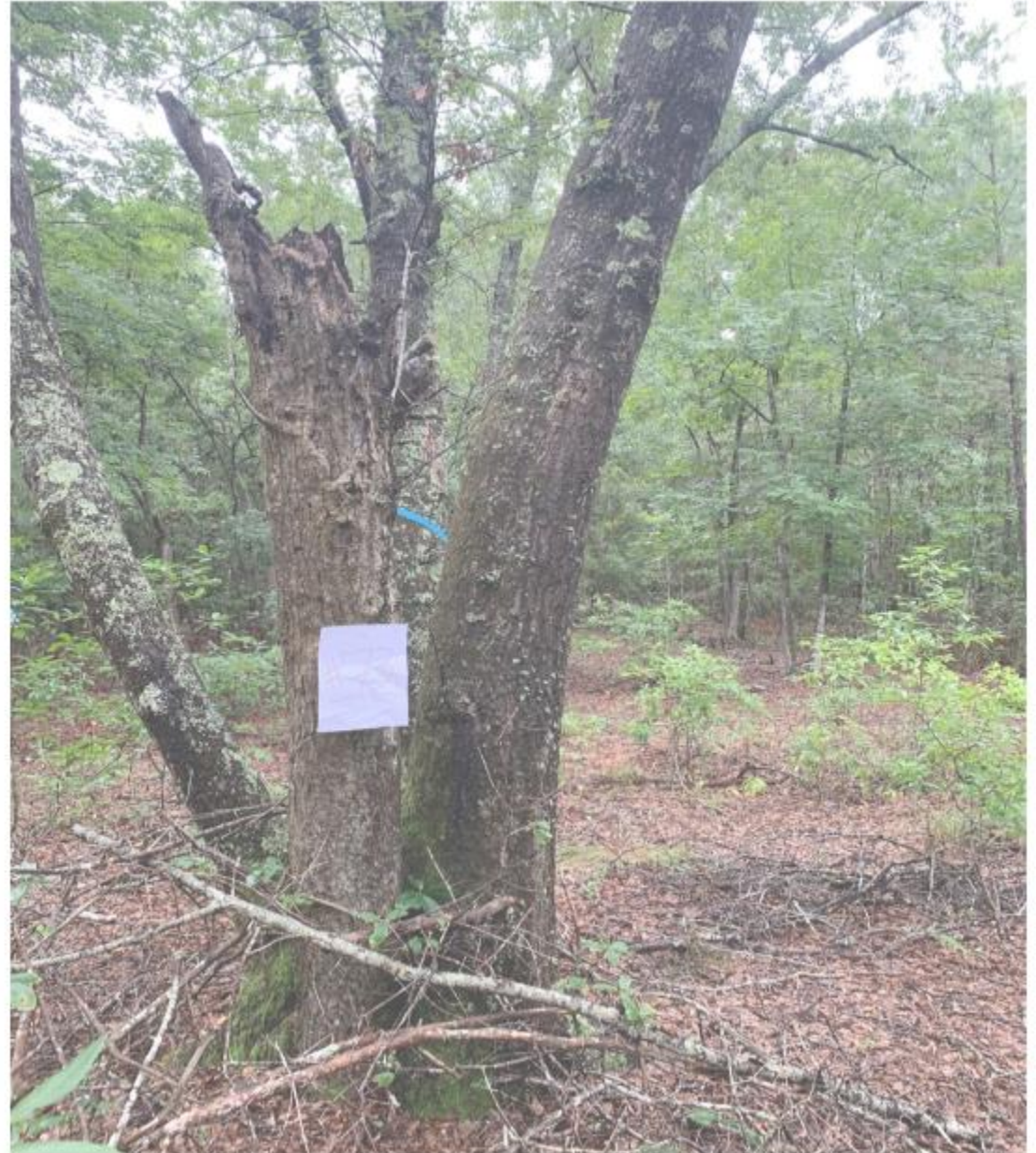
Special Exception Request #4 – Tree referenced as #55 in the arborist report. Category III (15.5"/17.5") 33" Water Oak with a D classification, V-Shaped Crotch, storm damage and poor condition.



Special Exception Request #5 – Tree referenced as #66 in the arborist report. Category III (12"/13") 25" Double Water Oak with a D classification and is hollow and in poor condition.



Special Exception Request #6 – Tree referenced as #73 in the arborist report. Category III (8.5"/11"/15.5") 35" Triple Water Oak with a D classification, stump sprouts, poor form and poor condition.



Special Exception Request #7 – Tree referenced as #74 in the arborist report. Category III (12"/13"/14.5") 39.5" Triple Water Oak with a D classification, stump sprouts, poor form and poor condition.



Special Exception Request #8 – Tree referenced as #77 in the arborist report. (8"/9"/11"/13") 41" Quad Water Oak, Category III, with a D classification, stump sprouts, poor form, and poor condition.



Special Exception Request #9 – Tree referenced as #78 in the arborist report.
(10"/10.5"/14.5") 35" Triple Water Oak, Category III, with a D classification, stump sprouts, decay, and poor condition.



Special Exception Request #10 – Tree referenced as #82 in the arborist report.
(7"/10"/10.5"/11.5") 39" Quad Water Oak, Category III, with a D classification, stump sprouts, poor form, and poor condition.



Special Exception Request #11 – Tree referenced as #92 in the arborist report. Category III (13"/18") 31" Double Water Oak with a D classification, V-shaped crotch, hollow, and poor condition.



Special Exception Request #12 – Tree referenced as #93 in the arborist report. Category III (12.5"/14") 26.5" Double Water Oak with a D classification, V-shaped crotch, hollow, and poor condition.



Special Exception Request #13 – Tree referenced as #100 in the arborist report. Cat III (14"/17"/18") 49" Tripple Water Oak with a D classification, stump sprouts, hollow, and poor condition.



Special Exception Request #14 – Tree referenced as #103 in the arborist report. Cat III 38.5" Water Oak with a D classification, V-shaped crotch, hollow, and poor condition.

